Annual PHA Plan PHA Fiscal Year 2002

[24 CFR Part 903.7]

<u>i.</u> <u>Annual Plan Type:</u> Select which type of Annual Plan the PHA will submit.

 \boxtimes **Standard Plan Streamlined Plan: High Performing PHA Small Agency (250 Public Housing Units) Administering Section 8 Only Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

Not Applicable

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

Table of Contents

	<u> Page #</u>
Annual Plan	
Table of Contents	
1. Housing Needs	5
2. Financial Resources	14
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	25
5. Operations and Management Policies	29
6. Grievance Procedures	30
7. Capital Improvement Needs	31
8. Demolition and Disposition	32
9. Designation of Housing	33
10. Conversions of Public Housing	34
11. Homeownership	36
12. Community Service Programs	38
13. Crime and Safety	40
14. Pets	42
15. Certifications (included with PHA Plan Certifications)	

- 16. Audit
- 17. Asset Management
- 18. Other Information Definition of "Substantial Deviation" and "Significant Amendment"

Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Requir	red Atta	chments:
$\boxtimes^{}$	Decon	centration Analysis and Policy (Attachment A)
\boxtimes	FY 200	Ol Capital Fund Program Annual Statement (Attachment B)
	Most r	ecent board-approved operating budget (Required Attachment for PHAs
	that are	e troubled or at risk of being designated troubled ONLY)
	a.	Deconcentration Analysis and Policy
	b.	FY 2001 Capital Fund Program Annual Statement
	c.	List of Resident Advisory Board Members
	d.	Section 8 Homeownership Capacity Statement
	e.	Implementation of Public Housing Resident Community Service
		Requirements
	f.	Pet Policy
	g.	Section 8 Project Based Vouchers
	h.	Progress Statement
On	stional A	Attachments:
Οļ M	•	
		Management Organizational Chart (Attachment I)
		Ol Capital Fund Program 5 Year Action Plan (Attachment J)
\boxtimes	Public	Housing Drug Elimination Program (PHDEP) Plan (Attachment K)
\boxtimes	Comm	ents of Resident Advisory Board or Boards (must be attached if not
	include	ed in PHA Plan text) (Attachment L)

Supporting Documents Available for Review

Other (List below, providing each attachment name)

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

	List of Supporting Documents Available for Review				
Applicable &	Supporting Document	Applicable Plan Component			
On Display		-			
X	PHA Plan Certifications of Compliance with the PHA Plans	5 Year and Annual Plans			
	and Related Regulations				
X	State/Local Government Certification of Consistency with	5 Year and Annual Plans			
	the Consolidated Plan				
X	Fair Housing Documentation:	5 Year and Annual Plans			
	Records reflecting that the PHA has examined its programs				
	or proposed programs, identified any impediments to fair				

List of Supporting Documents Available for Review					
Applicable &	Supporting Document	Applicable Plan Component			
On Display					
	housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.				
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI))) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs (1)			
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources (2)			
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies (3)			
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies (3)			
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 Quality Housing and Work Responsibility Act Initial Guidance; Notice and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies (3)			
X	Public housing rent determination policies, including the methodology for setting public housing flat rents Check here if included in the public housing A & O Policy	Annual Plan: Rent Determination (43)			
X	Schedule of flat rents offered at each public housing development check here if included in the public housing A & O Policy	Annual Plan: Rent Determination (4)			
X	Section 8 rent determination (payment standard) policies check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination (4)			
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance (5)			
X	Public housing grievance procedures Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures (6)			
X	Section 8 informal review and hearing procedures check here if included in Section 8	Annual Plan: Grievance Procedures (6)			

List of Supporting Documents Available for Review					
Applicable & On Display	Supporting Document	Applicable Plan Component			
1	Administrative Plan				
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs (7)			
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant				
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs (7)			
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing				
N/A	Approved or submitted applications for demolition and/or disposition of public housing				
X	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Housing (9)			
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act				
N/A	Approved or submitted public housing homeownership programs/plans				
X	Policies governing any Section 8 Homeownership program check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership (11)			
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency (12)			
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency (12)			
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency (12)			
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention (13)			
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U. S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit (16)			
N/A	Troubled PHAs: MOA/Recovery Plan Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)			
X	Resident Survey Follow Up Plan	N/A			

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction							
	by Family Type						
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	30,000	5	5	3	1	3	3
Income >30% but <=50% of AMI	26,000	5	5	3	1	3	3
Income >50% but <80% of AMI	27,000	5	5	3	1	3	3
Elderly	13,000	5	5	3	3	3	3
Families with Disabilities	28,000	5	5	3	5	3	5
Low-Income Hispanic Households	35,000	5	5	3	1	3	3
Low-Income African-American Households	19,000	5	5	3	1	3	3
Low-Income Asian & Pacific Island Households	12,000	5	5	3	1	3	3
Low-Income American Indian Households	1,000	5	5	3	1	3	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

\boxtimes	Consolidated Plan of the Jurisdiction/s	
	Indicate year: Fiscal Year 2001	
	U.S. Census data: the Comprehensive Housing Affordability Strategy	
	("CHAS") dataset	
	American Housing Survey data	
	Indicate year:	

City of San Diego's FY1996-FY2000 Consolidated Plan (CHAS Databook and 1990 Census)

Persons with Physical Disabilities

Based on SANDAG estimates, in San Diego there are over 28,000 households with a physically disabled member, representing 7% of the households in the City. This segment of the population is slowly increasing due to lower fatality rates and higher longevity rates resulting from advances in medicine. The special needs required for housing physically disabled individuals include not only affordability, but also special construction features to provide for access and use according to the particular disability of the occupant.

The location of housing for disabled people is also important because many such households need access to a variety of social services and to other specialized handicapped-accessible services throughout the City and surrounding area. In addition to the housing needs of physically disabled persons described above, there should be support services designed to meet the needs of the particular individual. A social worker should assist persons returning to the community from a health care institution. Although an exact number of housing units which are not accessible to people with mobility impediments is not available, it can be assumed that there is an extreme shortage. For people with mobility impediments and other disabilities, there is an extreme shortage of usable facilities. The vast majority of the housing stock available for rent is unusable and not visitable by people with mobility impediments.

Elderly and Frail Elderly

The 1990 Census indicates that forty-five percent of low-income elderly households in San Diego are renters (17,839) and approximately 55% are owners (21,391). The frail elderly, those age 85 and older, are the fastest growing population segment, both nationally and in San Diego County. A substantial number of low-income elderly households (7,198 renters and 4,013 owners) pay more than 50% of their income for housing. The health and social needs of these elderly persons are significantly impacted when so much of their limited resources goes to housing.

The growth of the elderly population in San Diego has been impressive, doubling between 1940 and 1960 and again from 1960 to 1980 when the total number of persons aged 65 years or older reached 85,313 and comprised 9.7 percent of the total population. In-migration after World War II and through 1960 accounted for much of the increase. Since 1970, however, most of the elderly growth in the City of San Diego can be attributed to natural aging. Given the relatively high cost of living in

SarDiego, it could be that many retirees nationally have essentially been priced out of the local housing market. This process would therefore be responsible for considerably reducing in-migration by the elderly.

The trend of reduced in-migration of elderly to San Diego is expected to continue. Natural aging is expected to account for the majority of the population increase in the elderly population in San Diego for the foreseeable future. Given this, most of the projected elderly already live in San Diego and those who are above low income probably have adequate housing. Therefore, there appears to be relatively little need for significant new elderly housing development without rental subsidies.

According to the San Diego County Area Agency on Aging, the population over 65 years of age has four main concerns:

- · Income At least half of those who are over 65 and retired live on a fixed income.
- Health Care Because the elderly have a higher rate of illness, easy access to good health care facilities is crucial.
- Transportation Many seniors utilize public transportation; however, 13.8% of individuals age 65+ have a disability which prevents them from using public transportation.
- · Housing Of those over 65 years of age, 40% rent and 25% live alone (Countywide figures).

Elderly residents have special housing needs by virtue of their usually retired status, frequently reduced income level, and often deteriorating health or physical well being. Many elderly residents need smaller studio apartment units or even Single Room Occupancy units (SROs) to live independently. Typically, elderly citizens desire to live independently as long as their health permits. However, if their health does deteriorate, it may be necessary to move to some type of assisted living care arrangement. This can range from a nursing home with full 24- hour care to limited in-house assistance or a shared housing arrangement.

These characteristics indicate the need for smaller, low-cost housing units which have easy access to public transportation and health care facilities. These factors should guide the development of new housing for low-income elderly households. The housing needs of the elderly include supportive housing such as intermediate care facilities, group homes, Single Room Occupancy (SRO) housing, and other housing that includes planned service components such as personal care, housekeeping, meals, personal emergency response, and transportation. A social worker should assist the elderly returning to the community from a health care institution.

Racial/Ethnic Concentrations

One of San Diego's greatest assets is its diversity in terms of its people and its neighborhoods. Many of the neighborhoods are reflections of its residents with various cultural and economic groups living together harmoniously and sharing a sense of community. According to 1990 Census data, San Diego's population totals 1,110,549 persons of which 59 percent are White (non-Hispanic), 20.5 percent are Hispanic (all races), 11 percent are Asian and Pacific Islanders, 9 percent are African-American (non-Hispanic), and .5 percent are Native American.

The most significant change in the ethnic composition of San Diego's population since 1980 has been the growth of the Asian and Hispanic segments of the population. The Asian & Pacific Islanders population segment grew by 117 percent from 1980 to 1990. The Hispanic population increased by 76 percent for the same time period.

There are 160,158 very low- and low-income households in the City of San Diego. Of that number, 34,652 are Hispanic (all races) households; 19,012 are African-American (non-Hispanic) households; 12,382 are Asian & Pacific Islanders (non-Hispanic); 1,143 are Native American (non-Hispanic) households; and 92,960 are White (non-Hispanic).

The 34,652 Hispanic, very low- and low-income households represent 61% of the Hispanic households in the City. The 19,012 African-American, very low- and low-income households represent 57% of the African-American households in the City. The 12,382 Asian & Pacific Islanders, very low- and low-income households represent 41% of the Asian & Pacific Islanders households in the City. The 1,143 Native American, very low- and low-income households represent 50% of the Native American households in the City.

Although these figures demonstrate that the need for affordable housing in San Diego transcends ethnic classifications, the greatest housing need falls among the 34,652 very low- and low-income Hispanic households which constitute 61% of all Hispanic households in the City. This figure does not include the estimated 10,800 to 14,400 largely Hispanic rural homeless farmworkers and other day laborers.

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. Complete one table for each type of PHA-wide waiting list administered by the PHA. PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List				
Public Housing Combined Sect Public Housing	nt-based assistance g tion 8 and Public Hou	risdictional waiting list	(optional)	
	# of families	% of total families	Annual Turnover	
Waiting list total	19,806		600	
Extremely low income <=30% AMI	13,943	70%		
Very low income (>30% but <=50% AMI)	5,057	26%		
Low income (>50% but <80% AMI)	50	.25%		
Families with children	13,336	67%		
Elderly families	3,095	16%		
Families with Disabilities	6,221	31%		
Race/ethnicity – White	4,345	22%		
Race/ethnicity – Black	4,384	22%		
Race/ethnicity – American Indian	225	1%		
Race/ethnicity – Hispanic	7,473	38%		
Race/ethnicity – Asian	1,929	10%		
Other	1,374	7%		
Unknown	76	.5%		

Housing Needs of Families on the Waiting List					
Characteristics by					
Bedroom Size					
(Public Housing					
Only)					

Housing Needs of Families on the Waiting List					
Public Housing Combined Sect Public Housing	t-based assistance ion 8 and Public Hou	risdictional waiting list	(optional)		
	# of families	% of total families	Annual Turnover		
Waiting list total	6,987		300		
Extremely low income <=30% AMI	4,672	67%			
Very low income (>30% but <=50% AMI)	1,954	28%			
Low income (>50% but <80% AMI)	96	1%			
Families with children	4,756	68%			
Elderly families	881	13%			
Families with Disabilities	2,125	30%			
Race/ethnicity – White	1,596	23%			
Race/ethnicity – Black	1,791	26%			
Race/ethnicity – American Indian	83	1%			
Race/ethnicity – Hispanic	2,445	35%			
Race/ethnicity – Asian	527	8%			
Other	542	8%			
Unknown	3	<1%			

Housing Needs of Families on the Waiting List					
Characteristics by					
Bedroom Size					
(Public Housing					
Only)					
1BR	1,652	24	515		
2 BR	4,465	64	665		
3 BR	661	9	731		
4 BR	157	2	63		
5 BR	46	1	6		
5+ BR	3	<1	0		
Is the waiting list clo	sed (select one)? No	Yes			
If yes:	, , , , , , , , , , , , , , , , , , , ,	_			
How long has	it been closed (# of mor	nths)?			
Does the PHA	expect to reopen the lis	t in the PHA Plan	year? No Yes		
Does the PHA	permit specific categor	ies of families onto	the waiting list, even if		
generally close	ed? No Yes				
C. Strategy for Addressing Needs Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list IN THE UPCOMING YEAR, and the Agency's reasons for choosing this strategy. (1) Strategies Need: Shortage of affordable housing for all eligible populations Strategy 1. Maximize the number of affordable units available to the PHA within					
its current resources	by:				
Select all that apply					
	Employ effective maintenance and management policies to minimize the number of public housing units off-line				
Reduce time to renovate public housing units					
Seek replacement of public housing units lost to the inventory through mixed					
finance develo	finance development				
	ent of public housing u	nits lost to the inve	ntory through section		
8 replacement	housing resources				
Maintain or in	crease section 8 lease-u e families to rent through	•			
☐ Undertake me	asures to ensure access as PHA, regardless of uni	to affordable housi			

	Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program Participate in the Consolidated Plan development process to ensure coordination with broader community strategies Other (list below)
	gy 2: Increase the number of affordable housing units by: ll that apply
	Apply for additional section 8 units should they become available Leverage affordable housing resources in the community through the creation of mixed - finance housing Pursue housing resources other than public housing or Section 8 tenant-based assistance. Other: (list below)
Strate	Specific Family Types: Families at or below 30% of median gy 1: Target available assistance to families at or below 30 % of AMI ll that apply
	Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based Section 8 assistance Employ admissions preferences aimed at families with economic hardships Adopt rent policies to support and encourage work Other: (list below)
Need:	Specific Family Types: Families at or below 50% of median
	product a distribution of a series of a se
	gy 1: Target available assistance to families at or below 50% of AMI ll that apply

Strategy 1: Target available assistance to the elderly: Select all that apply Seek designation of public housing for the elderly Apply for special-purpose vouchers targeted to the elderly, should they become available Other: (list below) **Need: Specific Family Types: Families with Disabilities** Strategy 1: Target available assistance to Families with Disabilities: Select all that apply Seek designation of public housing for families with disabilities X Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing \boxtimes Apply for special-purpose vouchers targeted to families with disabilities, should they become available \bowtie Affirmatively market to local non-profit agencies that assist families with disabilities Other: (list below) Need: Specific Family Types: Races or ethnicities with disproportionate housing needs Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs: Select if applicable \boxtimes Affirmatively market to races/ethnicities shown to have disproportionate housing needs Other: (list below) Strategy 2: Conduct activities to affirmatively further fair housing Select all that apply \boxtimes Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units M Market the section 8 program to owners outside of areas of poverty /minority concentrations Other: (list below)

Need: Specific Family Types: The Elderly

Other Housing Needs & Strategies: (list needs and strategies below)

Of the factors listed below, select all that influenced the PHA's selection of the

(2) Reasons for Selecting Strategies

strateg	ies it will pursue:
	Funding constraints
\boxtimes	Staffing constraints
	Limited availability of sites for assisted housing
	Extent to which particular housing needs are met by other organizations in the
	community
\boxtimes	Evidence of housing needs as demonstrated in the Consolidated Plan and other
	information available to the PHA
\boxtimes	Influence of the housing market on PHA programs
	Community priorities regarding housing assistance
	Results of consultation with local or state government
\boxtimes	Results of consultation with residents and the Resident Advisory Board
\boxtimes	Results of consultation with advocacy groups
	Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses			
1. Federal Grants (FY 2000 grants)			
a) Public Housing Operating Fund	\$	2,312,650	
b) Public Housing Capital Fund	\$	2,385,641	
c) HOPE VI Revitalization	\$	-	
d) HOPE VI Demolition	\$	-	
e) Annual Contributions for Section 8	\$	64,214,616	
Tenant-Based Assistance			
f) Public Housing Drug Elimination	\$	322,975	
Program (including any Technical			
Assistance funds)			
g) Resident Opportunity and Self-			
Sufficiency Grants			
Other Federal Grants (list below)		Planned \$	Planned Uses

Financial Resources:				
Planned Sources and Uses				
Sources		Planned \$	Planned Uses	
\F33 G 1' \ 3 G 2' 0	Φ.	47.700	Section 8 Supportive	
a) FSS Coordinator Section 8	\$	47,700	Services	
b) Annual Contributions for Section 8	ф	4 100 005	Section 8 TBRA &	
Project-Based Assistance	\$	4,130,225	Supportive Services	
	Φ.	74.000	PH & Section 8	
c) Service Coordinators for PHA	\$	54,888	Supportive Services	
d) Supportive Housing	\$	970,151	Other	
e) Moving to Work Technical Assistance	\$	75,000	Section 8 Supportive Services	
f) Rosslinks I	\$	250,000	PH & Section 8	
			Supportive Services	
g) Rosslinks II	\$	500,000	PH & Section 8	
			Supportive Services	
2. Prior Year Federal Grants				
(unobligated funds only) (list below)		Planned \$	Planned Uses	
a) Community Partnership Resident Uplift			PH & Section 8	
and Economic Development	\$	31,361	Supportive Services	
			PH Capital Improvements,	
			Safety/Security and	
b) Comprehensive Grant Program	\$	1,417,745	Supportive Services	
c) Economic Development & Support			PH & Section 8	
Services	\$	3,095	Supportive Services	
d) Development	\$	874,739	PH Capital Improvements	
e) Public Housing Drug Elimination				
Program (including and Technical				
assistance funds)	\$	226,190	PH Supportive Services	
			Section 8 Supportive	
f) Section 8 Housing Counseling	\$	580,410	Services	
g) Senior Economic Development &			PH & Section 8	
Support Services	\$	5,887	Supportive Services	
h) Shelter Plus Care	\$	187,805	Other	
i) Supportive Housing	\$	22,592	Other	
			Section 8 Supportive	
j) FSS Coordinator Section 8	\$	46,350	Services	
			PH Operations,	
3. Public Housing Dwelling Rental			Safety/Security &	
Income	\$	4,235,730	Supportive Services	
4. Other income (list below)		Planned \$	Planned Uses	
			PH Operations,	
			Safety/Security &	
a) Interest	\$	74,900	Supportive Services	

Financial Resources: Planned Sources and Uses			
Sources		Planned \$	Planned Uses
			PH Operations,
			Safety/Security &
b) Other	\$	49,930	Supportive Services
			PH Operations,
			Safety/Security &
c) Reserves	\$	0	Supportive Services
5. Non-Federal sources (list below)		Planned \$	Planned Uses
			PH & Section 8
a) California Wellness Program	\$	130,108	Supportive Services
			PH & Section 8
b) Enterprise Community Program	\$	19,913	Supportive Services
			PH & Section 8
c) EDD Community Works	\$	42,985	Supportive Services
			PH & Section 8
d) MACC CIOF Youth Training	\$	3,417	Supportive Services
			PH & Section 8
e) SDCCD ICAN	\$	5,549	Supportive Services
			PH & Section 8
f) WP Neighborhood Works	\$	168,454	Supportive Services
Total resources	\$	83,391,006	

3. PHA Policies Governing Eligibility, Selection, and Admissions [24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent

(1) Eli	<u>igibility</u>
	en does the PHA verify eligibility for admission to public housing? (select all
that ap	oply)
	When families are within a certain number of being offered a unit: (state number)
	When families are within a certain time of being offered a unit: (state time)
\boxtimes	Other: (describe)
	igibility for public housing is determined at the intake interview by the rental ance staff. At that time all verifications are received and considered.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?
 ☐ Criminal or Drug-related activity ☐ Rental history ☐ Housekeeping ☐ Other (describe)
The Housing Commission uses the following factors to determine eligibility for its programs: Time and date of applications Income Limits Live or work in the City of San Diego
Veterans (State required preference)
c. \(\subseteq \text{ Yes } \subseteq \text{ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?} \(\text{d. } \subseteq \text{ Yes } \subseteq \text{ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?} \)
e. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
As a part of the intake process every applicant listed in the family who is over the age of seventeen (17) years old is required to complete a Conviction Records Form. This form is then sent to San Diego Police Department for a records search. We request arrest and conviction records from the San Diego Police Department, and the State of California.
(2)Waiting List Organization
 a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)
Community-wide list Sub-jurisdictional lists Site-based waiting lists Other (describe)
 b. Where may interested persons apply for admission to public housing? PHA main administrative office PHA development site management office Other (list below) (PHA site offices, Neighborhood Service Centers)

c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection (3) Assignment
1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)? If yes, how many lists?
3. Yes No: May families be on more than one list simultaneously If yes, how many lists?
 4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)? PHA main administrative office All PHA development management offices Management offices at developments with site-based waiting lists At the development to which they would like to apply Other (list below)
(3) Assignment
a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one) One Two Three or More
b. X Yes No: Is this policy consistent across all waiting list types?
c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:
(4) Admissions Preferences
a. Income targeting: Yes No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list
below) Emergencies Overhoused Underhoused Medical justification Administrative reasons determined by the PHA (e.g., to permit modernization work)
Resident choice: (state circumstances below) Other: (list below) Proximity to school, work, or needed supportive services
c. Preferences 1. Yes No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection (5) Occupancy)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)
Former Federal preferences: Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Other preferences: (select below) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in the jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Forme	r Federal preferences:
2	Involuntary Displacement (Disaster, Government Action, Action of Housing
	Owner, Inaccessibility, Property Disposition)
	Victims of domestic violence
	Substandard housing
2	Homelessness
	High rent burden
Other	preferences (select all that apply)
	Working families and those unable to work because of age or disability
\boxtimes	Veterans and veterans' families
\boxtimes	Residents who live and/or work in the jurisdiction
	Those enrolled currently in educational, training, or upward mobility programs
	Households that contribute to meeting income goals (broad range of incomes)
	Households that contribute to meeting income requirements (targeting)
	Those previously enrolled in educational, training, or upward mobility
	programs
LI.	Victims of reprisals or hate crimes
Ш	Other preference(s) (list below)
4. Rel □ ⊠	ationship of preferences to income targeting requirements: The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
(5) Oc	cupancy
a. Wha	at reference materials can applicants and residents use to obtain information
	ut the rules of occupancy of public housing (select all that apply)
\boxtimes	The PHA-resident lease
$\overline{\square}$	The PHA's Admissions and (Continued) Occupancy policy
$\overline{\boxtimes}$	PHA briefing seminars or written materials
	Other source (list)
b. Hov	v often must residents notify the PHA of changes in family composition?
(sel	ect all that apply)
	At an annual reexamination and lease renewal
\bowtie	Any time family composition changes
닏	At family request for revision
	Other (list)

(6) Deconcentration	and Income Mixing		
a. 🛛 Yes 🗌 No:	Does the PHA have any general occupancy (family) public housing developments covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.		
b. Yes No:	Do any of these covered developments have average incomes above or below 85% to 115% of the average incomes of all such developments? If no, this section is complete.		
If yes, list these deve	lopments as follows:		
*Sites w/20 or more	units		
Deconcentration Policy for Covered Developments*			
Development Name:	Number Explanation (if any) [see step 4 at Deconcentration policy		

Deconcentration Policy for Covered Developments*				
Development Name:	Number of Units	Explanation (if any) [see step 4 at §903.2(c)(1)((iv)]	Deconcentration policy (if no explanation) [see step 5 at §903.2(c)(1)(v)]	
Juniper Street	20	Move to Work Demo site		
El Camino Real	44	Locations. No public		
		transportation		
Calle Primera	70		Please see Attachment	
			A for full analysis and	
			plan.	

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. Wh	at is the extent of screening conducted by the PHA? (select all that apply) Criminal or drug-related activity only to the extent required by law or regulation
	Criminal and drug-related activity, more extensively than required by law or regulation
	More general screening than criminal and drug-related activity (list factors below)
	Other (list below)
b. 🔀	Yes No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. Yes No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
d. Yes No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
 e. Indicate what kinds of information you share with prospective landlords? (select all that apply) Criminal or drug-related activity Other (describe below) Current address, names of previous landlords based on written documentation in tenant's file.
(2) Waiting List Organization
 a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply) None Federal public housing Federal moderate rehabilitation Federal project-based certificate program Other federal or local program (list below)
 b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply) PHA main administrative office Other (list below) PHA site office, Neighborhood Service Centers
(3) Search Time
a. X Yes No: Does the PHA give extensions on standard 60-day period to search for a unit?
If yes, state circumstances below: Low vacancy rate (less than 1%) makes it extremely difficult participants to locate suitable units so extensions are often given.
(4) Admissions Preferences
a. Income targeting

	es No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?
1.	Yes No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent (5) Special purpose section 8 assistance programs)
co	nich of the following admission preferences does the PHA plan to employ in the ming year? (select all that apply from either former Federal preferences or other eferences)
Forme	Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing Homelessness High rent burden (rent is > 50 percent of income)
Other	preferences (select all that apply) Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below)
the sec cho san	ne PHA will employ admissions preferences, please prioritize by placing a "1" in space that represents your first priority, a "2" in the box representing your ond priority, and so on. If you give equal weight to one or more of these sices (either through an absolute hierarchy or through a point system), place the number next to each. That means you can use "1" more than once, "2" more in once, etc.
Forme 2	r Federal preferences Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) Victims of domestic violence Substandard housing

	High rent burden
	Working families and those unable to work because of age or disability Veterans and veterans' families Residents who live and/or work in your jurisdiction Those enrolled currently in educational, training, or upward mobility programs Households that contribute to meeting income goals (broad range of incomes) Households that contribute to meeting income requirements (targeting) Those previously enrolled in educational, training, or upward mobility programs Victims of reprisals or hate crimes Other preference(s) (list below) mong applicants on the waiting list with equal preference status, how are oplicants selected? (select one) Date and time of application Drawing (lottery) or other random choice technique
	the PHA plans to employ preferences for "residents who live and/or work in the isdiction" (select one) This preference has previously been reviewed and approved by HUD The PHA requests approval for this preference through this PHA Plan
6. R€	elationship of preferences to income targeting requirements: (select one) The PHA applies preferences within income tiers Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements
<u>(5)</u> §	Special Purpose Section 8 Assistance Programs
eli	which documents or other reference materials are the policies governing gibility, selection, and admissions to any special-purpose section 8 program ministered by the PHA contained? (select all that apply) The Section 8 Administrative Plan Briefing sessions and written materials Other (list below)
	ow does the PHA announce the availability of any special-purpose section 8 cograms to the public? Through published notices Other (list below) Through collaborative partners.

2

Homelessness

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing
Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.
(1) Income Based Rent Policies
Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.
a. Use of discretionary policies: (select one)
The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))
or
The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)
b. Minimum Rent
1. What amount best reflects the PHA's minimum rent? (select one) □ \$0 □ \$1-\$25 □ \$26-\$50

2. Yes No: Has the PHA adopted any discretionary minimum rent hardship

1. Yes No: Does the PHA plan to charge rents at a fixed amount or

exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

	yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:
	Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply) For the earned income of a previously unemployed household member For increases in earned income Fixed amount (other than general rent-setting policy) If yes, state amount/s and circumstances below:
	Fixed percentage (other than general rent-setting policy) If yes, state percentage/s and circumstances below:
	For household heads For other family members For transportation expenses For the non-reimbursed medical expenses of non-disabled or non-elderly families Other (describe below)
	ciling rents Oo you have ceiling rents? (rents set at a level lower than 30% of adjusted income)
	Yes for all developments Yes but only for some developments No
2. F	For which kinds of developments are ceiling rents in place? (select all that apply)
	For all developments For all general occupancy developments (not elderly or disabled or elderly only) For specified general occupancy developments For certain parts of developments; e.g., the high-rise portion For certain size units; e.g., larger bedroom sizes Other (list below)
	select the space or spaces that best describe how you arrive at ceiling rents (select ll that apply)
	Market comparability study Fair market rents (FMR)

95 th percentile rents
75 percent of operating costs
100 percent of operating costs for general occupancy (family) developments
Operating costs plus debt service
The "rental value" of the unit
Other (list below)
f. Rent re-determinations:
1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to
rent? (select all that apply)
NeverAt family option - When family experience a decrease.
Any time the family experiences an income increase
Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)
Other (list below)
Always at time of family composition change.
g. Yes No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?
(2) Flat Rents
1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)
The section 8 rent reasonableness study of comparable housing
Survey of rents listed in local newspaper
Survey of similar unassisted units in the neighborhood
Other (list/describe below)
San Diego Apartment Association Semi-Annual Survey Report
San Diego Apartment Association Senii Amidai Salvey Report
D. Cootion O. Tonout Donal Assistance
B. Section 8 Tenant-Based Assistance
Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the
voucher program, certificates).
(1) Payment Standards
Describe the voucher payment standards and policies.
Describe the voticies physician standards and policies.

a. What is the standard)	PHA's payment standard? (select the category that best describes your
	above 90% but below100% of FMR
=	of FMR
Above	100% but at or below 110% of FMR
Above	110% of FMR (if HUD approved; describe circumstances below)
b. If the paym	nent standard is lower than FMR, why has the PHA selected this
	select all that apply)
☐ FMRs	are adequate to ensure success among assisted families in the PHA's
	nt of the FMR area
	HA has chosen to serve additional families by lowering the payment
standa:	ts market or submarket
	(list below)
	nent standard is higher than FMR, why has the PHA chosen this level?
(select all the FMRs)	nat apply) are not adequate to ensure success among assisted families in the PHA's
	nt of the FMR area
Reflec	ts market or submarket
Reflec To inc	rease housing options for families
Other	(list below)
d How often	are payment standards reevaluated for adequacy? (select one)
Annua	
	(list below)
a What facto	rs will the PHA consider in its assessment of the adequacy of its
	andard? (select all that apply)
	ss rates of assisted families
	ourdens of assisted families
Other	(list below)
(2) Minimum	Rent
	ant best reflects the PHA's minimum rent? (select one)
\$0 \$1-\$25	
\$26-\$5	
b. Yes 🖂	No: Has the PHA adopted any discretionary minimum rent hardship
	exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PH	IA Management Structure	
Describe the PHA's management structure and organization.		
(select	one)	
	An organization chart showing the PHA's management structure and	
	organization is attached.	
	A brief description of the management structure and organization of the PHA	
	follows:	

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families	Expected
	Served at Year	Turnover
	Beginning	
Public Housing	1,382	231 1.7%
Section 8 Vouchers	3,062	
Section 8 Certificates	5,577	All
Section 8 Mod Rehab	430	Certificate/Voucher
Special Purpose Section	FUD – 150	595 – 6.38%
8 Certificates/Vouchers	MTW - 49	
(list individually)	VASH - 30	
	NIMH - 34	
Public Housing Drug		None
Elimination Program		
(PHDEP)		
Other Federal		
Programs(list		
individually)		

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

Public Housing Maintenance and Management: (list below)
 Admissions & Continued Occupancy Policy
 Centralized Maintenance Procedure Manual
 Section 8 Management: (list below)
 Section 8 Administrative Plan
 Section 8 Housing Assistant Procedure Manual

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

Section 8-Only PHAs are exempt from sub-component 6A.
A. Public Housing 1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?
If yes, list additions to federal requirements below:
 2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply) PHA main administrative office PHA development management offices Other (list below)
B. Section 8 Tenant-Based Assistance 1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicant to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant based assistance program in addition to federal requirements found at 24 CFR 982?
If yes, list additions to federal requirements below:

 2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply) PHA main administrative office Other (list below)
7. Capital Improvement Needs [24 CFR Part 903.7 9 (g)] Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.
A. Capital Fund Activities Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.
skip to component 7B. All other PHAs must complete 7A as instructed.
(1) Capital Fund Program Annual Statement
Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template OR , at the PHA's option, by completing and attaching a properly updated HUD-52837.
Select one: The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment -or-
-01-
The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)
(2) Optional 5-Year Action Plan
Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template OR by completing and attaching a properly updated HUD-52834.
a. Yes No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)
 b. If yes to question a, select one: The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment -or-

The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) N/A

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

Yes No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:

	each grant, copying and completing as many times as necessary)b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)
1.]	Development name:
2.]	Development (project) number:
3. 3	Status of grant: (select the statement that best describes the current
	status)_
	Revitalization Plan under development
	Revitalization Plan submitted, pending approval
	Revitalization Plan approved
	Activities pursuant to an approved Revitalization Plan underway
Yes No:	c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
	If yes, list development name/s below:
Yes No:	d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:
Yes No:	e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. Yes No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

Capital Fund Program Annual Statement? If yes, list developments or activities below:

2. Activity Description	n N/A			
Yes No:	Has the PHA provided the activities description information in the optional Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)			
	Demolition/Disposition Activity Description			
1a. Development nam				
1b. Development (pro				
2. Activity type: Den	_			
Disposition				
3. Application status (Approved	(select one)			
	nding approval			
Planned applic	<u> </u>			
1.1	proved, submitted, or planned for submission: (DD/MM/YY)			
5. Number of units af				
6. Coverage of action	n (select one)			
Part of the develo	•			
Total developmer				
7. Timeline for activi	· ·			
-	rojected start date of activity:			
b. Projected ei	nd date of activity:			
or Families wi <u>Disabilities</u> [24 CFR Part 903.7 9 (i)]	Public Housing for Occupancy by Elderly Families th Disabilities or Elderly Families and Families with nent 9; Section 8 only PHAs are not required to complete this section.			
1. Yes No:	Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission;			

component 10.) 2. Activity Description Yes No: Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below. **Designation of Public Housing Activity Description** 1a. Development name: Belden Village 1b. Development (project) number: 014 2. Designation type: Occupancy by only the elderly Occupancy by families with disabilities Occupancy by only elderly families and families with disabilities 3. Application status (select one) Approved; included in the PHA's Designation Plan Submitted, pending approval Planned application | 4. Date this designation approved, submitted, or planned for submission: (12/01/01) 5. If approved, will this designation constitute a (select one) New Designation Plan Revision of a previously-approved Designation Plan? 6. Number of units affected: 163 7. Coverage of action (select one) Part of the development Total development 10. Conversion of Public Housing to Tenant-Based Assistance [24 CFR Part 903.7 9 (j)] Exemptions from Component 10; Section 8 only PHAs are not required to complete this section. A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD **FY 1996 HUD Appropriations Act** 1. \square Yes \boxtimes No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

PHAs completing streamlined submissions may skip to

2. Activity Description N/A		
Yes No: Has the PHA provided all required activity description		
information for this component in the optional Public Housing		
Asset Management Table? If "yes", skip to component 11. If		
"No", complete the Activity Description table below.		
Conversion of Public Housing Activity Description		
1a. Development name:		
1b. Development (project) number:		
2. What is the status of the required assessment?		
Assessment underway		
Assessment results submitted to HUD		
Assessment results approved by HUD (if marked, proceed to next		
question)		
U Other (explain below)		
3. Yes No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)		
4. Status of Conversion Plan (select the statement that best describes the current		
status)		
Conversion Plan in development		
Conversion Plan submitted to HUD on: (DD/MM/YYYY)		
Conversion Plan approved by HUD on: (DD/MM/YYYY)		
☐ Activities pursuant to HUD-approved Conversion Plan underway		
5. Description of how requirements of Section 202 are being satisfied by means other		
than conversion (select one)		
Units addressed in a pending or approved demolition application (date submitted or approved:		
Units addressed in a pending or approved HOPE VI demolition application		
(date submitted or approved:) Units addressed in a pending or approved HOPE VI Revitalization Plan		
(date submitted or approved:)		
Requirements no longer applicable: vacancy rates are less than 10 percent		
Requirements no longer applicable: site now has less than 300 units		
Other: (describe below)		
called (describe delow)		
B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937		
C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937		

11. Homeownership Programs Administered by the PHA [24 CFR Part 903.7 9 (k)]

A. Public Housing Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.		
1. ☐ Yes ⊠ No:	Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to small PHA or high performing PHA status. PHAs completing streamlined submissions may skip to component 11B.)	
2. Activity Description ☐ Yes ☐ No:	Has the PHA provided all required activity description information for this component in the optional Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)	
Public Housing Homeownership Activity Description (Complete one for each development affected)		
1a. Development name: 1b. Development (project) number:		
2. Federal Program authority: HOPE I 5(h) Turnkey III Section 32 of the USHA of 1937 (effective 10/1/99)		
3. Application status: Approved Submitted		
	hip Plan/Program approved, submitted, or planned for submission:	
5. Number of units a 6. Coverage of actio Part of the develo Total developmen	n: (select one) ppment	

B. Section 8 Tenant Based Assistance 1. \times Yes \cap No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.) 2. Program Description: a. Size of Program Yes No: Will the PHA limit the number of families participating in the section 8 homeownership option? If the answer to the question above was yes, which statement best describes the number of participants? (select one) 25 or fewer participants 26 - 50 participants 51 to 100 participants more than 100 participants b. PHA-established eligibility criteria Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD

- Must be as FSS Participant or Graduate from FSS Program.

criteria?

If yes, list criteria below:

FY 2002 Annual Plan Page 37

HUD 50075 OMB Approval No: 2577-0226 Expires: 03/31/2002

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (1)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency	
 Cooperative agreements: Yes No: Has the PHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)? 	ţ
If yes, what was the date that agreement was signed? 11/28/00 2. Other coordination efforts between the PHA and TANF agency (select all that apply)	
apply) Client referrals	
 ✓ Client referrals ✓ Information sharing regarding mutual clients (for rent determinations and otherwise) 	
Coordinate the provision of specific social and self-sufficiency services and programs to eligible families	
Jointly administer programs	
Partner to administer a HUD Welfare-to-Work voucher program	
Joint administration of other demonstration program	
Other (describe)	
B. Services and programs offered to residents and participants Job Training; Child Care; GED; Job Placement and Job Retention Services – Case Management	
(1) General	
 a. Self-Sufficiency Policies Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply) Public housing rent determination policies Public housing admissions policies 	
Section 8 admissions policies	
Preference in admission to section 8 for certain public housing familie	
Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the	
PHA	
Preference/eligibility for public housing homeownership option	
participation	
Preference/eligibility for section 8 homeownership option participation Other policies (list below)	n

b. Economic and Social self-sufficiency programs
 Yes No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
Learning Centers (7) Seven different locations. Services offered: Computer Skills GED; ESL; Community College Courses.	Each center has enrollment of approximately 50 to 60 clients on an ongoing basis.	Centers open to all.	Centers located throughout City at difference PH sites.	Centers open to Public Housing residents as well as Section 8 participants.

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation				
Program	Required Number of Participants	Actual Number of Participants		
	(start of FY 2000 Estimate)	(As of: 01/01/2001)		
Public Housing	100	215		
Section 8	531	540		

b. Yes No:	If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum
	program size?
	If no list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

	Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies Informing residents of new policy on admission and reexamination Actively notifying residents of new policy at times in addition to admission and reexamination. Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services Establishing a protocol for exchange of information with all appropriate TANF agencies Oher: (list below)
	eserved for Community Service Requirement pursuant to section 12(c) of S. Housing Act of 1937
	PHA Safety and Crime Prevention Measures R Part 903.7 9 (m)]
Exempt Section	tions from Component 13: High performing and small PHAs not participating in PHDEP and 8 Only PHAs may skip to component 15. High Performing and small PHAs that are pating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-
A. Ne	eed for measures to ensure the safety of public housing residents
	scribe the need for measures to ensure the safety of public housing residents lect all that apply)
	High incidence of violent and/or drug-related crime in some or all of the PHA's
	developments High incidence of violent and/or drug-related crime in the areas surrounding or
	adjacent to the PHA's developments Residents fearful for their safety and/or the safety of their children
	Observed lower-level crime, vandalism and/or graffiti People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
	Other (describe below)
2. Wh	nat information or data did the PHA used to determine the need for PHA actions
	to improve safety of residents (select all that apply). Safety and security survey of residents
\forall	Analysis of crime statistics over time for crimes committed "in and around"
_	public housing authority
	Analysis of cost trends over time for repair of vandalism and removal of
\bowtie	graffiti Resident reports
	PHA employee reports
$\overline{\boxtimes}$	Policereports

	Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs Other (describe below)
3. Wh	ich developments are most affected? (list below) Sycamore Road; Santa Margarita, Alaequinas, Juniper, Market, Scattered Sites, University Canyon
	ime and Drug Prevention activities the PHA has undertaken or plans to take in the next PHA fiscal year
	the crime prevention activities the PHA has undertaken or plans to undertake: all that apply) Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities Crime Prevention Through Environmental Design Activities targeted to at-risk youth, adults, or seniors Volunteer Resident Patrol/Block Watchers Program Other (describe below)
2. Wh	ich developments are most affected? (list below) Sycamore Road; Santa Margarita, Alaequinas, Juniper, Market, Scattered Sites, University Canyon
C. Co	ordination between PHA and the police
	cribe the coordination between the PHA and the appropriate police precincts for ag out crime prevention measures and activities: (select all that apply)
	Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan Police provide crime data to housing authority staff for analysis and action Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence) Police regularly testify in and otherwise support eviction cases Police regularly meet with the PHA management and residents Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services Other activities (list below)
2. Wh	ich developments are most affected? (list below) Sycamore Road; Santa Margarita, Alaequinas, Juniper, Market, Scattered Sites, University Canyon

D. Additional information as required by PHDEP/PHDEP Plan
PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements
prior to receipt of PHDEP funds.
Vos No. Is the DUA eligible to portionete in the DUDED in the fiscal year
Yes No: Is the PHA eligible to participate in the PHDEP in the fiscal year
covered by this PHA Plan?
Yes No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA
Plan?
_
Yes No: This PHDEP Plan is an Attachment . (Attachment Filename:)
14. RESERVED FOR PET POLICY
[24 CFR Part 903.7 9 (n)]
15. Civil Rights Certifications
[24 CFR Part 903.7 9 (o)]
[24 CFK Falt 903.7 7 (0)]
Civil rights certifications are included in the PHA Plan Certifications of Compliance
with the PHA Plans and Related Regulations.
\mathcal{S}
16. Fiscal Audit
[24 CFR Part 903.7 9 (p)]
1 M Vac No. 10 the DIIA required to have an audit conducted under section
1. Yes No: Is the PHA required to have an audit conducted under section
5(h)(2) of the U.S. Housing Act of 1937 (42 U S.C. 1437c(h))?
(If no, skip to component 17.)
2. Yes No: Was the most recent fiscal audit submitted to HUD?
3. Yes No: Were there any findings as the result of that audit?
4. Yes No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain?
5. Yes No: Have responses to any unresolved findings been submitted to
HUD?
If not, when are they due (state below)?
17. PHA Asset Management
[24 CFR Part 903.7 9 (q)]
Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.
1 X X X X X X X X X X X X X
1. Yes No: Is the PHA engaging in any activities that will contribute to the
long-term asset management of its public housing stock,
including how the Agency will plan for long-term operating,
capital investment, rehabilitation, modernization, disposition,
and other needs that have not been addressed elsewhere in this
PHA Plan?
I IIA I Iali:

apply) Not ap Private Develo	s of asset management activities will the PHA undertake? (select all that oplicable e management opment-based accounting rehensive stock assessment (list below)
3. ☐ Yes ⊠	No: Has the PHA included descriptions of asset management activities in the optional Public Housing Asset Management Table?
18. Other I (24 CFR Part 90)	[nformation 3.7 9 (r)]
A. Resident	Advisory Board Recommendations
1. Xes	No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
_ ·	comments are: (if comments were received, the PHA MUST select one) ed at Attachment
Provid	ed below:
Consider necess The PI	anner did the PHA address those comments? (select all that apply) dered comments, but determined that no changes to the PHA Plan were ary. HA changed portions of the PHA Plan in response to comments tanges below:
Other:	(list below)
B. Description	on of Election process for Residents on the PHA Board
1. ☐ Yes ⊠	No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. Yes X	No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to subcomponent C.)

3. Des	scription of Resident Election Process
a. Non	nination of candidates for place on the ballot: (select all that apply) Candidates were nominated by resident and assisted family organizations Candidates could be nominated by any adult recipient of PHA assistance Self-nomination: Candidates registered with the PHA and requested a place on ballot Other: (describe)
b. Elig	gible candidates: (select one) Any recipient of PHA assistance Any head of household receiving PHA assistance Any adult recipient of PHA assistance Any adult member of a resident or assisted family organization Other (list)
	gible voters: (select all that apply) All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance) Representatives of all PHA resident and assisted family organizations Other (list)
	atement of Consistency with the Consolidated Plan h applicable Consolidated Plan, make the following statement (copy questions as many times as ary).
1. Co	nsolidated Plan jurisdiction: City of San Diego, California
	e PHA has taken the following steps to ensure consistency of this PHA Plan with Consolidated Plan for the jurisdiction: (select all that apply)
	The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s. The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan. The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan. Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
	The City of San Diego's Agency Plan and Consolidated Plan share the goals of increasing the availability of decent, safe, and affordable housing; improving community quality of life and economic vitality; promoting self-sufficiency and asset development of families and individuals; and ensuring equal opportunity in housing for all. Similar to the Consolidated Plan, the Agency Plan provides a method for the City to examine its short term and long-term

needs, specifically the needs of the families it servers, and design both short-term and long-term strategies to address those needs. Like the Consolidated Plan, the Agency Plan involved consultation with affected groups in the development of the plan.

Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

The City of San Diego's FY-FY2005 Consolidated Plan serves as the City's official application for the four U.S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development entitlement programs. The Consolidated Plan includes a FY 2002 Action Plan which includes: a description of the City's housing needs, and the priorities, strategies and programs to address those needs and accomplish the Agency Plans stated goals, using federal, state, local, private and nonprofit funding for affordable housing,

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

The San Diego Housing Commission has, in conjunction with the Resident Advisory Board, developed the following definitions, as required by 903.7(r).

"Substantial deviation" from the Agency's Five Year Plan will include:

Note: Any regulatory changes will be made to any PHA policies or procedures as a matte of Ongoing administration and will not be considered to constitute a significant amendment or modifications for purposes of the PHA Agency Plan

^{*} Any change to, the Agency's Mission Statement."

^{*}Any deletion of a goal or objective that is included in the PHA Five Year Plan.

[&]quot;Significant Amendment or Modification" to the Agency's Five Year or Annual Plan is defined as follows:

^{*}Change to rent or admission policies;

^{*}Changes to the organization of the waiting list;

^{*}Changes to tenant selection criteria;

^{*}Additions of new activities under a component (e.g., plan to dispose of public housing unitsnot previously included in the Annual Plan, any change in homeownership programs or conversion activities);

^{*}New activities not included in the current PHDEP Plan;

^{*}Changes to the current Grievance or Informal Hearing Procedures;

^{*}Changes to the current community service program

Attachments

Use this section to provide any additional attachments referenced in the Plans.

- 1. Deconcentration Analysis and Policy (Attachment A)
- 2. FY 2001 Capital Fund Program Annual Statement (Attachment B)
- 3. List of Resident Advisory Board Members (Attachment C)
- 4. Section 8 Homeownership Capacity Statement (Attachment D)
- 5. Implementation of Public Housing Resident Community Service Requirements (Attachment E)
- 6. Pet Policy (Attachment F)
- 7. Section 8 Project Based Vouchers (Attachment G)
- 8. Progress Statement (Attachment H

Optional Attachments

PHA Management Organizational Chart (Attachment I)
FY 2001 Capital Fund Program 5 Year Action Plan (Attachment J)
Public Housing Drug Elimination Program (PHDEP) Plan (Attachment K)
Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) (Attachment L)

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II

Annual Statement	
Capital Fund Program (CFP)	Part I: Summary

Capital Fund Grant Number	FFY of Grant Approval:	(MM/YYYY)
•	**	

Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	
4	1410 Administration	
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	
8	1440 Site Acquisition	
9	1450 Site Improvement	
10	1460 Dwelling Structures	
11	1465.1 Dwelling Equipment-Nonexpendable	
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	
24	Amount of line 20 Related to Energy Conservation	
	Measures	

Annual Statement

Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost

Annual Statement Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)

Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

	Optional 5-Year Action	on Plan Tables			
Development Number	Development Name (or indicate PHA wide)	Number Vacant Units	% Vacai in Devel		
Description of No Improvements	eeded Physical Improvements or I	 Management		Estimated Cost	Planned Start Date (HA Fiscal Year)
Total estimated of	cost over next 5 years				

Optional Public Housing Asset Management Table

See Technical Guidance for instructions on the use of this table, including information to be provided.

Public Housing Asset Management							
pment cation	Activity Description						
Number and Type of units	Capital Fund Program Parts II and III Component 7a	Development Activities Component 7b	Demolition / disposition Component 8	Designated housing Component 9	Conversion Component 10	Home- ownership Component 11a	((() () () () () () () () ()
						-	

Attachment A

Agency Plan

Deconcentration

The following covered developments outside the Established Income Range are consistent with furthering two sets of goals: the goals of deconcentration of poverty and income mixing as specified by statute; and the local goals and strategies of the Housing Commission.

- Developments (sites with less than 20 units) have average incomes outside the Established Income Range and are scattered throughout the City of San Diego.
- The development at 42734283 Juniper Street, 24 units is part of HUD's "Moving to Work" demonstration pilot program designed to increase the income of public housing residents and have incomes outside the Established Income Range.
- The development at 12643 12687 El Camino Real, 45 units currently promotes income deconcentration. It is located approximately 25 miles north of the inner city and public transportation is limited due to location, requiring personal transportation. The units are 3, 4 and 5-bedrooms housing larger families with incomes outside the Established Income Range.

January 24, 2001

Mr. Robert W. Cook, Director U.S. Department of HUD Los Angeles Area Office, Region IX 611 West 6th Street, Suite 800 Los Angeles, California 90017

RE: Senior Economic Development Supportive Services Program

#CA-16-EDS-063-0297 Semi-Annual Performance Report July 1, 2000 - December 31, 2000

Dear Mr. Cook:

The Senior Economic Development Supportive Services Program for elderly and non-elderly disabled residents of San Diego Housing Commission public housing is overseen by the Senior EDSS Program Coordinator, San Diego Housing Commission staff, and all program service providers. In addition to providing technical assistance, this team of professionals dedicates its efforts toward program excellence.

The San Diego Housing Commission has been successful in implementing the Senior EDSS Program and in meeting program expectations. To better serve the needs of seniors and the disabled, San Diego Housing Commission has four designated senior and disabled housing sites throughout the city: Belden Village - 243 units, First Avenue - 21 units, Maryland Street - 23 units, and Meade Avenue - 30 units. The three smaller sites are referred to as the Tri-Area.

The Senior EDSS program at the San Diego Housing Commission is a comprehensive effort to ensure that elderly and non-elderly disabled residents have access to the services they need to live independently, regardless of the type of unit in which they reside in the public housing development, and to prevent premature placement in nursing homes or institutions. A detailed report of the Senior EDSS Program follows:

January 24, 2001

Mr. Robert W. Cook, Director U.S. Department of HUD Los Angeles Area Office, Region IX 611 West 6th Street, Suite 800 Los Angeles, California 90017

RE: Service Coordinator Program #CA-16-ESC-063-00195 Semi-Annual Performance Report July 1, 2000 - December 31, 2000

Dear Mr. Cook:

The Service Coordinator Program for elderly residents and non-elderly disabled residents of San Diego Housing Commission public housing is overseen by the Service Coordinator, San Diego Housing Commission staff, and all program service providers. In addition to providing technical assistance, this team of professionals dedicates its efforts toward program excellence.

The San Diego Housing Commission has been successful in implementing the Service Coordinator Program and in meeting program expectations. To better serve the needs of seniors and the disabled, San Diego Housing Commission has four designated senior and disabled housing sites throughout the city: Belden Village - 243 units, First Avenue - 21 units, Maryland Street - 23 units, and Meade Avenue - 30 units. The three smaller sites are referred to as the Tri-Area.

The Service Coordinator program at the San Diego Housing Commission is a comprehensive effort to ensure that elderly and non-elderly disabled residents have access to the services they need to live independently, regardless of the type of unit in which they reside in the public housing development, and to prevent premature placement in nursing homes or institutions. A detailed report of the Service Coordinator Program follows:

SERVICES PROVIDED

I. Information and Referral

Information and referral is seen as an essential service to the elderly and disabled populations that helps to break the cycle of isolation and depression, and enables them to continue to live independently.

- A. The Service Coordinator continues to establish working relationships with Provider Partners by meeting with them, developing specific plans for delivery of service and coordinating services.
- B. The Service Coordinator is responsive to residents' needs and requests by assessing the situation and finding solutions when possible through providing information about available services and resources and making appropriate referrals. Approximately 235 contacts occurred during the reporting period.
- C. Residents who wished improvements and/or other changes at their sites continue to be encouraged to attend Resident Advisory Board meetings and to organize to present cohesive requests to the San Diego Housing Commission. These efforts are resulting in community building, in feelings of personal and collective empowerment, in the acquisition and refining of communication skills, and in positive responses by the Housing Commission.

II. Case Management and Crisis Intervention

Case Management and Crisis Intervention are seen as primary services for the elderly and disabled populations. They are necessary not only to help them maintain a higher quality of life, but primarily to ensure that this population continues to maintain their independent living status and avoid premature or unnecessary institutionalization.

Case Management and Crisis Intervention has a wide range of scope of activity. It may involve being with a resident who is feeling despondent and hopeless about health and/or family issues and making appropriate referrals. More active interventions occur when elderly residents are deemed no longer safe for independent living by contacting family and all appropriate social services.

- A. Case management to elderly and disabled residents is being provided by:
- 1. Interfacing with Housing Management to discuss the well-being of residents, to identify any resident in need of assessment and to provide assessment and appropriate intervention as needed. The Service Coordinator also is responsive to all resident requests for assistance.

- 2. Assessing the situation, the residents' ability to act on their own behalf and the possibility of need for an emergency service.
 - 3. Helping residents to prioritize needs.
 - 4. Helping residents to define goals.
 - 5. Identifying family, agency and community services to meet goals.
 - 6. Mediation where appropriate.

The focus of crisis intervention and case management has been on identifying any resident at risk early and, where practicable, providing early assistance and referral well before a crisis may arise. This was accomplished by close liaison with Housing Management, by close contact with residents who self-identify, providing a friendly ear and exploring their options, and by mediation.

29 residents were identified as needing Case Management/Crisis Intervention Services. Often multiple referrals are given to a resident and/or family members. 64 referrals and contacts were made.

III. Transportation

- A. The San Diego Housing Commission continues to provide each resident with safe, dependable, handicap accessible transportation to medical appointments and other activities.
 - 1. 442 MTS Access vouchers were provided for medical trips.
- 2. In-house van service, commercial taxi vouchers and MTS access passes were provided for the Tri-Area (Meade Avenue, Maryland Avenue and First Avenue) residents to Belden Village events.

IV. Education and Socialization Activities

Education and socialization activities are geared to present useful and necessary information to residents that will improve their quality of life and help them maintain independent living status. Because residents of this population often become depressed and seek seclusion, socialization activities are geared to break the cycle of isolation and depression, thereby aiding the resident's quality of life and maintenance of independent living status.

- A. Preventative health screenings and information were provided through the San Diego County Public Health Department which offered **4** monthly Comprehensive Preventative Health visits, a total of **6** health screenings.
- B. The following classes were offered on an on-going basis:
 - 1. Body Dynamics Exercise class, 3 times weekly with a total participation of **307**.
- 2. The weekly Belden Arts and Crafts class continued to be popular. **23** classes were held with total participation of **142**.
 - 3. 12 crafts and sewing classes were offered with a total participation of 31.
- C. The Landscape committee held 6 meetings with a total participation of 19 residents and 5 staff.
- D. The following "at home" social and educational activities were provided with transportation being provided for Tri-Area residents:
 - 1. 23 residents attended a Farewell Party for the Belden resident manager.
- 2. **7 residents** attended an information program on the Senior Companion Program presented by the Lutheran Social Services.
 - 3. **14** residents participated in a charity food drive.
 - 4. 25 residents participated in a day trip to the Viejas Casino and Shopping Mall.
 - 5. 18 residents attended a residents' pot luck dinner.
 - 6. 3 morning coffees were held at Belden Village with a total resident participation of 13.
- 7. **4** residents attended an information presentation given by the Health Insurance Counseling and Advocacy Program.
 - 8. Two arthritis information presentations had a total participation of 7.

- E. The on-site congregate meal program served a total of **2177** hot meals.
- F. A weekly coffee hour continues at the First Avenue site. Approximately 21 coffees were held with an approximate total attendance of 42 persons.
- G. A resident-initiated garden cook-out was attended by approximately 19 residents.
- H. **5** area-wide Resident Advisory Board meetings had a total participation of **8** elderly and disabled residents.
- I. A Belden resident facilitates the SHARE program that provides low-cost food packages to residents each month. A total of **31** residents purchased packets.
- J. A resident committee continues to maintain the Belden Village Atrium.

PROGRAM BARRIERS AND PLANS TO OVERCOME THE BARRIERS:

It will be noted that in those areas where there is an overlapping of the Senior EDSS Program and the Service Coordinator Program, participation data has been proportioned at a 48% to 52% rate.

In an effort to increase resident participation in all activities, the Service Coordinator continues to work to increase resident rapport and to reach out to break the cycles of isolation and depression. The coordinator visits the Tri-Area sites as scheduling permits.

The elderly and disabled population, more than many, may be prone to enter cycles of isolation and depression with a resulting decline in physical health and ability. With this in mind, it is felt that building community is an extremely valuable activity for this population. All scheduled activities, whatever their content, are geared to encourage residents to actively participate and enter the community. Many persons, particularly the elderly, have been taught that they need to have "real business" as a reason to make contact with others. Often "real business" manifests as complaints and negativity. Every effort is made to communicate that every resident is important and is welcomed to interact with the Service Coordinator about both negative and positive subjects.

Each event continues to be preceded by an aggressive advertising campaign consisting of posted notices, beginning with a general announcement, followed by increasingly informative notices, and culminating with flyers delivered two or four days in advance of the event including full detailed information. In addition, an article and/or notice is published in the monthly Newsletter.

Refreshments are served at each gathering in an effort to encourage participation and promote socialization and community building. An effort is made to welcome each attendee personally.

The elderly and disabled population is a culturally and ethnically diverse community with many residents whose native language is not English. Efforts are being made to integrate the culturally diverse segments of the elderly and disabled community. Where possible notices and invitations are created and distributed in the predominant languages of the community.

Home visits are made as frequently as possible, while respecting the autonomy and desires of each individual resident.

As the elderly and disabled populations continue to age and there is population attrition related to the aging process, the changing demographics of the population continue to be noted. We are seeing a shift from a dominantly elderly population to a younger, disabled population. It appears that there is an increase in more severe psychiatric disabilities. If this is, indeed, the case, it may have ramifications for future Housing Commission staffing needs. The elderly/disabled population has shifted from an estimated 70%/30% ratio in the early 1990's to a current approximate 52%/48% ratio. Although we do not have access to diagnostic data for the populations, observation is that about 23% of the population exhibits serious psychiatric disorders. The Service Coordinator is monitoring this change to better serve the changing needs of the elderly and disabled residents. The demographics appear to have stabilized at the above percentages at this time.

Even though some residents continue to express feelings of disillusionment and resignation about their life situations, these complaints are becoming less frequent and intense. For those residents

who have complaints or who verbalize feelings of alienation, the Service Coordinator's door continues to be open and residents are encouraged to voice their concerns. Time has been given to any resident who wishes to chat with an emphasis on active listening and "seeing the bright

side" where appropriate. Every effort is made to help residents to explore all possible solutions, but often, the resident only wants to be heard.

Understanding the mind-body connection in respect to health, it is felt that the collective attitude of our residents is an important piece of promoting a healthful and harmonious residential environment. Efforts to lighten the collective mood have been relatively low-key, but pervasive. The "Thought for the Week" continues to be drawn from multicultural sources and is chosen to provide up-lifting and thought provoking messages. Informal conversational exchanges are geared to "the positive" when appropriate, while not minimizing the sometimes difficult situations residents may encounter. The Service Coordinator contributes a short wellness essay to the monthly Newsletter.

Although case management was provided for residents, the efforts to stay "on top of" resident situations, both by close coordination with Property Management staff and by making small early interventions, have resulted in a lowering of the severity of issues and fewer crisis situations. This process involves exploring with residents, their families and Housing staff what needs are being met and what can be done in the best interests of the resident.

Safe, affordable and dependable transportation is an issue for the senior and disabled populations. Many individuals are not able to maintain and/or drive their own vehicles. For many, health and ability issues preclude standard public transportation as an alternative. The Service Coordinator program has been able to provide door-to-door van transportation through the MTS Access system for those residents whose physical conditions may make public transportation (i.e., city bus) not feasible. The demand for the MTS Access far exceeds our supply and, as a result, we must ration rides to qualifying residents for medical appointments only and to no more than 10 rides per calendar month. This is adequate for many residents medical needs; however, for those who may be receiving treatments necessitating more frequent visits such as chemotherapy or dialysis, it is not. The Service Coordinator continues to seek alternative transportation souces.

For grocery shopping and those who do not qualify for the MTS Access service, the four block walk from the bus stop to the top of the Belden hill is difficult for most residents and impossible for those with physical limitations. It is even more formidable if a resident needs to bring home groceries and other parcels. Some residents use taxis for grocery and other necessities shopping, but that is an expensive option and not available to many. To address this need, a chartered bus was made available for monthly shopping trips to nearby shopping centers at a reduced fare of \$5 per round trip. Unfortunately, this service did not receive sufficient resident participation and had to be discontinued. The Service Coordinator continues to search for viable solutions to the ongoing transportation issue.

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The current energy issue in California has created dramatically increased utility rates that have been especially difficult for the low-income elderly and disabled residents. Every effort is being made to provide residents with all the necessary information about programs designed to assist them with their utility bills.

Resident resistance to "return to work" programs is widespread. It is felt that the resistance is founded partly in the fear that current benefits, especially health insurance, might be lost if the resident changes the status quo in any way. The Service Coordinator continues to search for education information that will reassure residents about their benefits and to search for incentives to help residents break cycles of isolation and depression and become more self-sufficient. With this in mind, the Coordinator publishes opportunities for volunteerism in the monthly Newsletter and posts all volunteer/employment information on bulletin boards.

The monthly Belden Village and Tri-Area Newsletter was revived and is being compiled by the Service Coordinator with contributions by residents. The Newsletter has been shortened to include announcements and information about programs, activities and other relevant information. The Newsletter has been well-received and is eagerly anticipated each month. When a resident editor can be found, it is hoped that a quarterly literary review of resident writings may be published.

Two of the most durable and popular ongoing activities are the Crafts Class at Belden Village and the Sewing Class at Meade Avenue. These classes are taught by residents who serve as both peers and role models for residents. In addition, the "job" of teacher provides a valuable opportunity for self-expression, role-modeling and empowerment.

There continues to be an improvement in the overall attitude and mood of the community. The Service Coordinator will continue to search for any modality that will further this goal, while fulfilling the mandates of the Service Coordinator grant.

Sincerely,

Carolyn Weiditz Acting Assistant Program Manager

cc: Pat Duplechan cc: Steve Snyder

SERVICES PROVIDED

I. Outreach

- A. The following outreach activities were designed to inform residents of all activities and to elicit wide participation in activities:
- 1. **3088** printed notices of all events and activities were placed in public areas, mailed and/or hand-delivered to each resident.
 - 2. **295** notices and flyers of all events were posted in public rooms at each location.
 - 3. Articles about activities and notices were published in the Belden Village newsletter.
 - 4. Partner Providers were encouraged to inform residents of available services.
- B. The following activities were designed to increase rapport with residents:
 - 1. 42 home visits were made.
- 2. A "Thought for the Week" quotation continues to be researched, created and posted **weekly** in public spaces at each location.
- 3. An "open door" policy continues whereby the Senior EDSS Coordinator's office is open to residents who choose to "drop by."
 - 4. The grant coordinator visits with residents informally in the Belden Library 2 hours weekly.

II. Information and Referral

Information and referral is seen as an essential service to the elderly and disabled populations that helps to break the cycle of isolation and depression, and enables them to continue to live independently.

- A. The Senior EDSS Coordinator continues to establish working relationships with Provider Partners by meeting with them and developing specific plans for delivery of service.
- B. The Senior EDSS Coordinator is responsive to residents' needs and requests by assessing the situation and finding solutions when possible through providing information about available services and resources and making appropriate referrals. Approximately **217** contacts occurred during the reporting period.
- C. Residents who wished improvements and/or other changes at their sites continue to be encouraged to attend Resident Advisory Board meetings and to organize to present cohesive requests to the San Diego Housing Commission. These efforts are resulting in community building, in feelings of personal and collective empowerment, in the acquisition and refining of communication skills, and in positive responses by the Housing Commission.

III. Case Management and Crisis Intervention

Case Management and Crisis Intervention are seen as primary services for the elderly and disabled populations. They are necessary not only to help them maintain a higher quality of life,

but primarily to ensure that this population continues to maintain their independent living status and avoid premature or unnecessary institutionalization.

Case Management and Crisis Intervention has a wide range of scope of activity. It may involve being with a resident who is feeling despondent and hopeless about health and/or family issues and making appropriate referrals. More active interventions occur when elderly residents are deemed no longer safe for independent living by contacting family and all appropriate social services.

- A. Case management to elderly and disabled residents is being provided by:
- 1. Interfacing with Housing Management to discuss the well-being of residents, to identify any resident in need of assessment, and to provide assessment and appropriate intervention as needed. The Senior EDSS Program Coordinator also is responsive to all resident requests for assistance
- 2. Assessing the situation, the residents' ability to act on their own behalf and the possibility of need for an emergency service
 - 3. Helping residents to prioritize needs
 - 4. Helping residents to define goals
 - 5. Identifying family, agency and community services to meet goals
 - 6. Mediation where appropriate.

The focus of crisis intervention and case management has been on identifying any resident at risk early and, where practicable, providing early assistance and referral well before a crisis may arise. This is accomplished by close liaison with Housing Management, by close contact with residents who self-identify, providing a friendly ear and exploring their options, and by mediation.

26 residents were identified as needing Case Management/Crisis Intervention Services. Often multiple referrals are given to a resident and/or family members. 59 referrals and contacts were made.

IV. Transportation

- A. The San Diego Housing Commission continues to provide each resident with safe, dependable, handicap accessible transportation to medical appointments and other activities.
 - 1. 443 MTS Access vouchers were provided for medical trips.
- 2. In-house van service, commercial taxi vouchers and MTS access passes were provided for the Tri-Area (Meade Avenue, Maryland Avenue and First Avenue) residents to Belden Village events.

V. Education and Socialization Activities

Education and socialization activities are geared to present useful and necessary information to residents that will improve their quality of life and help them maintain independent living status.

Because residents of this population often become depressed and seek seclusion, socialization activities are geared to break the cycle of isolation and depression, thereby aiding the resident's quality of life and maintenance of independent living status.

- A. Preventative health screenings and information were provided through the San Diego County Public Health Department which offered **4** monthly Comprehensive Preventative Health visits, a total of **6** health screenings.
- B. The following classes were offered on an on-going basis:

132.

- 1. Body Dynamics Exercise class, 3 times weekly with a total participation of **283**.
- 2. A weekly Arts and Crafts class continued to be popular. 23 classes were held with total participation of
- 3. 12 crafts and sewing classes were offered with a total participation of 29.
- C. The Landscape committee held 6 meetings with a total participation of 17 residents and 5 staff.
- D. The following "at home" social and educational activities were conducted with transportation being provided for Tri-Area residents:
 - 1. **22** residents attended a Farewell Party for the Belden resident manager.
 - 2. 23 residents participated in a day trip to the Viejas Casino and Shopping Mall.
 - 3. 13 residents participated in a charity food drive.
- 4. **7** residents attended an information program on the Senior Companion Program presented by the Lutheran Social Services.
 - 5. 17 residents attended a residents' pot luck dinner.
 - 6. 12 residents attended 3 morning coffees at Belden Village.
- 7. **4** residents attended an information presentation given by the Health Insurance Counseling and Advocacy Program.
 - 8. Two arthritis information presentations had a total participation of 7.
- E. The on-site congregate meal program served a total of **2009** hot meals.
- F. A weekly coffee hour continues at the First Avenue site. Approximately 21 coffees were held with an approximate total attendance of 38 persons.
- G. A resident initiated garden cook-out was attended by approximately 17 residents.
- H. 5 area-wide Resident Advisory Board meetings had a total participation of 7 elderly and disabled residents.
- I. A Belden resident facilitates the SHARE program that provides low-cost food packages to residents each month. A total of **29** residents purchased packets.
- J. A resident committee continues to maintain the Belden Village Atrium.

VI. Integration of TOP grant goals and objectives into programming

Even though the TOP grant expired in September, 1999, the Senior EDSS Grant Coordinator continues to be open to assist the Belden Village Resident Council upon their request and to include them in activity planning when appropriate.

Unfortunately, the Belden Village Resident Council activity has been limited due to serious health challenges experienced by key officers. The Coordinator will assist the Resident Council in an upcoming election.

VII: Assisted Living Services Package

Assisted Living Services (ALS) include case management as well as housekeeping, transportation, money management, meal preparation, personal services and medical care.

Although some residents receive some of these services through outside providers and provider partners, no formal ALS package has been offered.

12 referrals were made to residents who requested help finding homemaking services.

VIII: Private/Public Provider Integration

Currently, at home medical services are provided through the San Diego County Public Health Department and private health care providers.

IX: Vocational Assessment and Planning:

This population's resistance to "return to work" programs is widespread. It is felt that the resistance is founded partly in the fear that current benefits, especially health insurance, might be lost if the resident changes the status quo in any way.

Currently **two** Belden residents are employed part-time by the San Diego Housing Commission.

Two residents serve as volunteer teachers for on-site craft and sewing classes.

PROGRAM BARRIERS AND PLANS TO OVERCOME THE BARRIERS:

It will be noted that in those areas where there is an overlapping of the Senior EDSS Program and the Service Coordinator Program, participation data has been proportioned at a 48% to 52% rate.

In an effort to increase resident participation in all activities, the Senior EDSS grant coordinator continues to work to increase resident rapport and to reach out to break the cycles of isolation and depression. The coordinator visits the Tri-Area sites as scheduling permits.

As the elderly and disabled populations continue to age and there is population attrition related to the aging process, the changing demographics of the population continue to be noted. We are seeing a shift from a dominantly elderly population to a younger, disabled population. It appears that there is an increase in more severe psychiatric disabilities. If this is, indeed, the case, it may have ramifications for future Housing Commission staffing needs. The elderly/disabled population has shifted from an estimated 70%/30% ratio in the early 1990's to a current approximate 52%/48% ratio. Although we do not have access to diagnostic data for the populations, observation is that about 23% of the population exhibits serious psychiatric disorders. The Senior EDSS grant Coordinator is monitoring this change to better serve the changing needs of the elderly and disabled residents. The demographics appear to have stabilized at the above percentages at this time.

The elderly and disabled population, more than many, may be prone to enter cycles of isolation and depression with a resulting decline in physical health and ability. With this in mind, it is felt that building community is an extremely valuable activity for this population. All scheduled activities, whatever their content, are geared to encourage residents to actively participate and enter the community. Many persons, particularly the elderly, have been taught that they need to have "real business" as a reason to make contact with others. Often "real business" manifests as complaints and negativity. Every effort is made to communicate that every resident is important and is welcomed to interact with the Program Coordinator about both negative and positive subjects.

Each event continues to be preceded by an aggressive advertising campaign consisting of posted notices, beginning with a general announcement, followed by increasingly informative notices, and culminating with flyers delivered two or four days in advance of the event including full detailed information. In addition, an article and/or notice is published in the monthly Newsletter.

Refreshments are served at each gathering in an effort in encourage participation and promote socialization and community building. An effort is made to welcome each attendee personally.

The elderly and disabled population is a culturally and ethnically diverse community with many residents whose native language is not English. Efforts are being made to integrate the culturally diverse segments of the elderly and disabled community. Where possible notices and invitations are created and distributed in the predominant languages of the community.

Even though some residents continue to express feelings of disillusionment and resignation about their life situations, these complaints are becoming less frequent and intense. For those residents who have complaints or who verbalize feelings of alienation, the Senior EDSS Program

Coordinator's door continues to be open and residents are encouraged to voice their concerns. Time has been given to any resident who wishes to chat with an emphasis on active listening and "seeing the bright side" where appropriate. Every effort is made to help residents to explore all possible solutions, but often, the resident only wants to be heard.

Understanding the mind-body connection in respect to health, it is felt that the collective attitude of our residents is an important piece of promoting a healthful and harmonious residential environment. Efforts to lighten the collective mood have been relatively low-key, but pervasive. The "Thought for the Week" continues to be drawn from multicultural sources and is chosen to provide up-lifting and thought provoking messages. Informal conversational exchanges are

geared to "the positive" when appropriate, while not minimizing the sometimes difficult situations residents may encounter. The Senior EDSS Grant Coordinator contributes a short wellness essay to the monthly Newsletter.

Home visits are made as frequently as possible, while respecting the autonomy and desires of each individual resident.

Although case management was provided for residents, the efforts to stay "on top of" resident situations, both by close coordination with Property Management staff and by making small early interventions, have resulted in a lowering of the severity of issues and fewer crisis situations. This process involves exploring with residents, their families and Housing staff what needs are being met and what can be provided in the best interests of the resident.

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There continues to be an improvement in the overall attitude of the community. The Senior EDSS Program Coordinator will continue to search for any modality that will further this goal, while fulfilling the mandates of the Senior Economic Development and Support Services grant.

Sincerely,

Carolyn Weiditz Acting Assistant Program Manager

cc: Pat Duplechancc: Steve Snyder



San Diego Housing Commission

Resident Advisory Board Membership Roster

Active Members

Inga Bonn	4042 Albatross St. San Diego, Ca 92103	(619) 295-8106
Donna Byrd	3545 Boundary St. San Diego, Ca 92104	(619) 284-2725 donnabyrd@att.net
Anne Hamilton	2855 55 th St. #16 San Diego, Ca 92105	(619) 264-5466
Gwendolyn Harmon	4663 Felton St. San Diego, Ca 92116	(619) 280-0972
Jean Hollingsworth	7785 Belden St. #29 San Diego, Ca 92122	(858) 278-1767
Iris Ingram	4164 37 th St. San Diego, Ca 92105	(619) 563-4536
Leeandrus Knight	4235 Menlo Ave #4 San Diego, Ca 92115	(619) 255-5362
Darlene Lawson	4277 Juniper St. #1 San Diego, Ca 92105	(619) 266-1986
Steven McCormick	3790 Herman Ave.#216 San Diego, Ca 92104-3784	(619) 281-9341
Marcia Paster	8075 San Felipe St. San Diego, Ca 92114	(619) 823-3819
Robert Shedaker	4075 Pulitzer Place San Diego, Ca 92122	(858) 558-0703
Gloria Spalding-King	7777 Belden St. #144 San Diego, Ca 92111	(858) 650-3073
Richard Stewart	5460 Imperial Ave. #F	(619) 527-0189

San Diego, Ca 92114

Alice Tumminia 7777 Belden St. #131 (858) 492-9569

San Diego, Ca 9211

Inactive/Founding Members

(a list of original RAB members who have not attended a meeting in the last 3 months.)

Rhoda Abdi	4279 Juniper St. #1 San Diego, Ca 92105	(619) 264-5180
Nigisit Abebe	3984 Bancroft St. #6 San Diego, Ca 92104	(619) 284-0048
Gloria Carrillo	20450 Alaquinas Dr. #6 San Diego, Ca 92173	(619) 690-2165
Sara Diaz de Leon	4079 Pulitzer Place #4 San Diego, Ca 92111	(858) 458-9262
Jan-Ann "Kandi" Emerson	3776 Herman Ave. #203 San Diego, Ca 92104	(619) 284-1488
Bahta F'yohars	4453 Market St. #A San Diego, Ca 92102	(619) 262-7238
Myrna L. Gregory (deceased)	7777 Belden St. #95 San Diego, Ca 92111	

Barbara Ivy	4164 37 th St. #8 San Diego, Ca 92105	(619) 584-1796
Barbara Johnson	3465 Valle Ave #6 San Diego, Ca 92113	(619) 531-7948
Emilia Martinez	1550 Monterey Pine Dr #C San Ysidro, Ca 92173	(619) 429-7597
Hali Mohamed	4453 Market St. #D San Diego, Ca 92102	(619) 262-2330
Hue Nguyen	5316 Meade Ave. #5 San Diego, Ca 92115	(619) 287-4784
Kim E. Richey	3854 46 th St. #7 San Diego, Ca 92105	(619) 584-7460
Ruby Mae Turner	3776 Herman Ave. #307 San Diego, Ca 92104	
Carmen Vidal	4205 37 th St. #8 San Diego, Ca 92105	(619) 263-6463
	Can Diego, Ca 32100	
	Inactive/Founding Member (continued)	ers
Patricia Vamillos	Inactive/Founding Membe	ers (619) 527-0786
Patricia Vamillos Bach Van Vo	Inactive/Founding Member (continued) 4211 Juniper St. #11	
	Inactive/Founding Member (continued) 4211 Juniper St. #11 San Diego, Ca 92105 3858 Menlo Ave	(619) 527-0786

Deboran Wells	San Diego, Ca 92114	(619) 262-4926
Asli Woldemichael	4457 Market St. #B San Diego, Ca 92102	(619) 266-3132

Last update 2/13/01

San Diego Housing Commission Section 8 Homeownership Program Capacity Statement

The San Diego Housing Commission's Section 8 Homeownership Program requires a minimum down payment from the prospective homeowner of three per cent; one per cent of this amount must come from the family's personal resources.

Agency Plan

Community Service

ALL RESIDENTS WERE INITIALLY NOTIFIED OF THE COMMUNITY SERVICE REQUIREMENT IN MARCH AND APRIL 2000. THIS WAS ACCOMPLISHED VERBALLY AND IN WRITING WHEN EACH RESIDENT SIGNED THEIR NEW LEASE, WHICH INCLUDED THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998 (QHWRA) REQUIREMENTS.

THE SAN DIEGO HOUSING COMMISSION (SDHC) SHALL CONTRACT WITH A LOCAL COMMUNITY GROUP TO ADMINISTER THE SERVICE REQUIREMENT THAT ALL ADULT NON-EXEMPT PUBLIC HOUSING RESIDENTS PARTICIPATE IN COMMUNITY SERVICE. THE CONTRACTOR SHALL ACT AS LIAISON BETWEEN THE INDIVIDUAL AND THE AGENCY.

BEGINNING WITH JULY 2001 RECERTIFICATION, RESIDENTS (INCLUDING RESIDENTS NEW TO PUBLIC HOUSING) SHALL BE NOTIFIED OF THE SDHC'S DETERMINATION IDENTIFYING THE FAMILY MEMBERS WHO ARE SUBJECT TO THE SERVICE REQUIREMENT, AND THE FAMILY MEMBERS WHO ARE EXEMPT PERSONS. DISABLED FAMILY MEMBERS SHALL BE GIVEN AN OPPORTUNITY TO SELF-DECLARE EXEMPT STATUS AS PROVIDED IN QHWRA. FAMILY MEMBERS WHO ARE SUBJECT TO THE SERVICE REQUIREMENT SHALL BE PROVIDED WITH A BROCHURE EXPLAINING THE COMMUNITY SERVICE REQUIREMENT.

THE BROCHURE SHALL IDENTIFY THE NAME, ADDRESS AND TELEPHONE OF THE SDHC CONTRACTOR WHO SHALL TRACK AND MONITOR COMPLIANCE. INDIVIDUALS SUBJECT TO THE SERVICE REQUIREMENT SHALL BE REFERRED TO THE CONTRACTOR WHERE THEY CAN, EITHER IN PERSON OR OVER THE TELEPHONE, WORK WITH A PLACEMENT SPECIALIST WHO ASSISTS THEM IN FINDING PLACEMENT. INDIVIDUALS CAN ALSO FIND PLACEMENT ON THEIR OWN THEN NOTIFY THE CONTRACTOR THAT THEY HAVE FOUND PLACEMENT INCLUDING ORGANIZATION NAME, ADDRESS, AND SUPERVISOR NAME AND TELEPHONE NUMBER.

THE CONTRACTOR SELECTED SHALL PROVIDE THE **SDHC** WITH THE NECESSARY DOCUMENTATION TO VERIFY PARTICIPATION OF THE INDIVIDUAL. ANNUALLY, AT RECERTIFICATION, VERIFICATION SHALL BE PROVIDED GIVING THE INDIVIDUAL'S NAME, CONTACT DATE, AGENCY PLACED WITH AND NUMBER OF HOURS COMPLETED.

IF THE HEAD OF HOUSEHOLD OR A FAMILY MEMBER VIOLATES THE SERVICE REQUIREMENT, THE SDHC SHALL TERMINATE THE LEASE UPON EXPIRATION OF THE TERM UNLESS A WRITTEN AGREEMENT IS ENTERED INTO WITH THE SDHC, TO CURE SUCH NONCOMPLIANCE.

Agency Plan

Pet Policy

Prior to accepting a pet for residency, the resident must provide proof of the pet's good health and suitability under the standards set forth under the "Basic Guidelines" criteria. In addition, for the case of dogs and cats, proof of spays or neuter must be provided. The animal's licensing and vaccination record must be provided and renewed annually.

A list of common household pets will be permitted under defined criteria. Management upon request may approve other kinds of house pets. Under no circumstances shall any animals/pets that are considered a dangerous breed or species be allowed on the premises.

A pet deposit of \$300 shall be required for all pets consistent with Federal and State law. Management reserves the right to change this deposit amount consistent with federal guidelines at any time. Resident's liability for damages caused by his/her pet is not limited to the amount of the pet deposit and the Resident will be required to reimburse the project for the real cost of any and all damages caused by his/her pet where they exceed the amount of the pet deposit. All units occupied by a dog or cat will be fumigated upon being vacated at resident's expense. Deposits will not be refunded until the resident has vacated the unit or pet is verified as removed.

Any pet causing bodily injury to any resident, guest, or staff member shall be immediately and permanently removed from the premises without prior notification at resident's expense.

In the event that any pet owner violates the pet rules, management shall provide notice of such violation. After the Resident has been notified that he/she is in violation of the pet rules and has failed to comply by removing the pet or providing documentation, the Resident shall be served with a Thirty-Day Notice of intent to terminate the lease.

Section 8 Project Based Vouchers

In recent months, the rental market crisis in San Diego has almost reached that of the Silicon Valley according to the San Diego County Apartment Association. Vacancy rates hover around 2.2%.

In 1999 alone, San Diego County had a significant housing deficit; 45,000 jobs were created, and fewer than 16,000 housing units built. The San Diego County Apartment Association noted that only 6,000 were multi-family units, which are deemed most-needed.

The Housing Commission currently has approximately 21,000 families waiting for Section 8 vouchers. The average wait to receive assistance is 5 to 7 years.

Given these factors, the San Diego Housing Commission proposes to project-base 900 (10%) of its existing tenant-based vouchers.

Because the supply of units for tenant-based assistance is very limited, project-basing in certain census tracts (poverty rate below 20%) would assure the availability of units for at least 5 years.

The Housing Commission proposes project-basing in the following general locations:

Mission Hills, Kensington, Talmadge, Middle Town, Loma Portal, Ocean Beach, Bay Park, Mission Valley; all with poverty rates at 0.4.9%, and

Normal Heights, North Park, University Heights, and Hillcrest; all with poverty rates at 5-9.9%.

This proposal is consistent with the Administrative Plan. The Housing Commission encourages program participation by owners of units located outside of poverty and minority concentration. The Housing Commission periodically evaluates the demographic distribution of assisted families to identify areas within the jurisdiction where owner outreach should be targeted. The purpose of these activities is to provide more choice and better housing opportunities to families.

The projected locations within the City of San Diego have poverty rates at or below 20%.

Project-basing would increase opportunities for deconcentration in the City of San Diego.

Project-basing is consistent with our goals of deconcentrating poverty and expanding housing opportunities for Section 8 participants.

Utilizing project-basing for 5-year periods will assure the availability of units in census tracts with less than 20% poverty rates.

Because of the above, project-basing in certain census tracts would assist to assure the availability of units for a minimum of 5 years.

San Diego Housing Commission Progress Statement

During Fiscal Year FY2001, the San Diego Housing Commission has worked to achieve the goals and objectives listed in the Five Year Plan by the following actions:

- Applied for and received an allocation of 1054 additional vouchers;
- Is administering 400 opt out vouchers;
- Has worked to preserve 590 units through a variety of financing techniques;
- Has worked to develop 285 additional affordable housing units through HOME, trust fund, tax credits and bond financing;
- Has applied for additional resident initiatives funding that includes:
 - ROSS Grants: \$750,000 (received)
 - Governor's Discretionary Welfare to Work funds: \$975,000
 - PHDEP & Multi Family Housing Drug Elimination funding \$125,000 (received)
 - Grant to fund Senior & Disabled Service Coordinator: \$59,412 (received)
 - Move to Work Technical Assistance: \$75,000 (received)
 - ROSS III Apprenticeship Grant: \$400,000
- Has reorganized around functions to promote efficiency and effectiveness;

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name SAN DIEGO HOUSIN COMMISSION	IG			⊠Original 5-Year Plan □Revision No
Development Number/Name/HA- Wide	Year 1	Work Statement for Year 2 FFY Grant: 2002 PHA FY: 2002	Work Statement for Year 3 FFY Grant: 2003 PHA FY: 2003	Work Statement for Year 4 FFY Grant: 2004 PHA FY: 2004
	Annual Statement			
016-013		208,800.00	483,036.00	208,800.00
016-014		326,000.00	425,800.00	244,500.00
016-015		78,200.00	51,000.00	34,000.00
016-016		33,000.00	30,000.00	102,200.00
016-017		18,000.00	30,000.00	4,800.00
016-018		83,200.00	78,000.,00	78,000.00
016-019		23,400.00	118,000.00	27,000.00
016-020		28,000.00	8,400.00	61,400.00
016-021		32,000.00	48,000.00	32,000.00
016-022		32,000.00	80,000.00	51,000.00
016-023		48,000.00	14,400.00	148,000.00
016-024		72,000.00	120,000.00	72,400.00
016-025		57,200.00	55,000.00	134,000.00
016-026		44,000.00	6,600.00	24,000.00
016-027		14,400.00	48,000.00	168,500.00
016-028		105,600.00	180,850.00	122,430.00
016-030		64,000.00	170,834.00	196,000.00
016-031		38,000.00	28,500.00	298,800.00
016-032		80,000.00	114,000.00	20,000.00
016-033		98,000.00	54,000.00	47,000.00
016-034		41,600.00	82,000.00	38,400.00
016-035		160,000.00	203,000.00	80,000.00
016-037		48,000.00	14,400.00	24,000.00
016-038		140,000.00	140,000.00	170,000.00
016-039		200,000.00	30,000.00	150,000.00
016-040		51,200.00	128,000.00	195,495.00
016-043		122,000.00	61,000.00	22,000.00
016-044		94,000.00	4,200.00	294,000.00
016-046		14,000.00	45,000.00	25,200.00
016-047		90,000.00	117,000.00	217,000.00

Capital Fund Program Five-Year Action Plan Part I: Summary

PHA Name SAN DIEGO HOUSING COMMISSION		⊠Original 5-Year □Revision No:			
Development	Year 1	Work Statement for Year 2	Work Statement for Year 3	Work Statement for Year 4	
Number/Name/HA-		FFY Grant: 2002	FFY Grant: 2003	FFY Grant: 2004	
Wide		PHA FY: 2002	PHA FY: 2003	PHA FY: 2004	
	Annual Statement				
016-48		10,000.00	10,000.00	110,000.00	
016-049		86,000.00	25,800.00	86,000.00	
016-050		84,000.00	67,200.00	84,000.00	
016-055		64,000.00	64,000.00	228,000.00	
016-057		16,000.00	4,800.00	8,000.00	
016-058		56,000.00	16,800.00	128,000.00	
016-059		48,000.00	14,400.00	24,000.00	
016-060		16,000.00	19,500.00	26,000.00	
016-063		20,000.00	10,000.00	20,000.00	
PHA Wide Physical					
Improvements		1,204,804.00	1,204,804.00	1,204,804.00	
PHA Wide					
Management					
Improvements		2,530,252.00	2,530,252.00	2,530,252.00	
CFP Funds Listed for					
5-year planning		6,579,656.00	6,926,576.00	7,739,981.00	
Total Replacement Housing Factor Funds					
		+			
		+			
		+			
	1		1	1	

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities Activities for Year: 2 Activities for Year: FFY Grant 2002 FFY Grant: 2003 for Year 1 PHA FY: 2002 PHA FY: 2003 **Major Work Development** Estimated **Development Major Work** Name/Number **Categories** Cost Name/Number **Categories** Site concrete/ asphalt CA16-013/ Scattered CA16-013/Scattered See Site concrete/ replacement 116,000.00 Sites Sites asphalt replacement 58,000.00 Replace fencing Replace fencing An nual Repair exterior Statement Repair exterior surface/paint 34,800.00 surface/paint Security Replace roof CA16-014/Belden Site concrete/ asphalt CA16-014/Belden Site concrete/ asphalt replacement 81,500.00 replacement Village Village Repair exterior Replace fencing 163,000.00 surface/paint Upgrade plumbing 81,500.00 Upgrade kitchens Upgrade plumbing CA16-015/ Chamoune Repair exterior CA16-015/ Chamoune surface/paint 10,200.00 Upgrade bathrooms Apts Apts Site concrete/ asphalt replacement 34,000.00 Replace fencing 17,000.00 CA16-16/Genesee Apts CA16-16/Genesee Apts Replace fencing 11,000.00 Replace roof Site concrete/ asphalt Repair surface/color replacement 22,000.00 coat stucco CA16-017/4390 Maple CA16-017/4390 Maple Apts Replace fencing 6,000.00 Apts Upgrade bathrooms Site concrete/ asphalt replacement 12,000.00 Replace flooring CA16-018/ Meade & Site concrete/ asphalt CA16-018/ Meade & Site concrete/ asphalt First replacement 52,000.00 First replacement Repair exterior surfaces/paint Replace fencing 31,200.00

\$730,200.00

Total CFP Estimated Cost

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Part	11: Supporting Pa	iges—work Activit	ues			
Activities for Year 1		Activities for Year :2 FFY Grant 2002 PHA FY: 2002	_	Activities for Year FFY Grant: 20 PHA FY: 2003		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	
See	CA16-019/4180-2 Poplar Apts	Site concrete/ asphalt replacement	18,000.00	CA16-019/4180-2 Poplar Apts	Upgrade Kitchens	
An nual		Repair exterior surfaces/paint	5,400.00		Upgrade playground	
Statement	CA16-020/2734- 44 th St	Site concrete/ asphalt replacement	28,000.00	CA16-020/2734- 44 th St	Repair exterior surface/paint	
	CA16-021/44 th & Hawthorne Apts	Site concrete/ asphalt replacement	32,000.00	CA16-021/44 th & Hawthorne Apts	Replace fencing	
					Repair surface/ color coat stucco	
	CA16-022/1399 Hollister Apts	Replace fencing	20,000.00	CA16-022/1399 Hollister Apts	Upgrade kitchens	
		Repair exterior surface/paint	12,000.00		Repair surface/ color coat stucco	
	CA16-023/ 4273-83 Juniper St	Replace fencing	48,000.00	CA16-023/4273-83 Juniper St	Repair exterior surface/Paint	
	CA16-024/ Sycamore Rd East	Site concrete/ asphalt replacement	48,000.00	CA16-024/ Sycamore Rd East	Upgrade bathrooms	
		Replace fencing	24,000.00		Repair surface/ color coat stuffo	

\$235,400.00

Total CFP Estimated Cost

Activities for Year 1		Activities for Year: 2 FFY Grant: 2002 PHA FY: 2002			Activities for Year: _ FFY Grant: 2003 PHA FY: 2003
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	CA16-025/ Sycamore Rd West	Site concrete/ asphalt replacement	44,000.00	CA16-025/ Sycamore Rd West	Upgrade bathrooms
An nual		Repair exterior surface/paint	13,200.00		Replace fencing
Statement	CA16-026/Cardinal, Naples & Rachael	Site concrete/ asphalt replacement	22,000.00	CA16-026/Cardinal, Naples & Rachael	Repair exterior surface/paint
		Repair surface/ color coat stucco	22,000.00		
	CA16-027/Grove Avenue Apts	Repair exterior surface/paint Replace fencing	5,400.00 9,000.00	CA16-027/Grove Avenue Apts	Upgrade kitchens Replace flooring
	CA16-028/Vista Apts	Site concrete/ asphalt replacement	66,000.00	CA16-028/Vista Apts	Site concrete/ asphal replacement
		Repair exterior surface/paint	39,600.00		Replace stoves
		Upgrade playground	100,000.00		Repair/paint interior surfaces
	CA16-030/Santa Margarita Apts	Site concrete/ asphalt replacement	64,000.00	CA16-030/Santa Margarita Apts	Upgrade kitchens
					Upgrade plumbing
	-				_
	1	Total CFP Estimated Cost	\$385,200.00		

Activities for Year 1		Activities for Year: 2 FFY Grant: 2002 PHA FY: 2002	-		Activities for Year: FFY Grant: 200 PHA FY: 2003
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	CA16-031/ Sycamore Rd West	Site concrete/ asphalt replacement	38,000.00	CA16-031/Sycamore Rd West	Security
An nual	CA16-032/Juniper & Sumac Apts	Site concrete/ asphalt replacement	40,000.00	CA16-032/Juniper & Sumac Apts	Repair exterior surface/paint
Statement		Repair surface/color coat stucco	40,000.00		Upgrade playground
	CA16-033/ Sycamore Rd North	Site concrete/ asphalt replacement	48,000.00	CA16-033/ Sycamore Rd North	Security
		Upgrade playground	50,000.00		Repair surface/pain
	CA16-034/43 rd & Van Dyke	Site concrete/ asphalt replacement	32,000.00	CA16-034/43 rd & Van Dyke	Replace flooring
		Repair exterior surface/paint	9,600.00		Upgrade playground
	CA16-035/Belden Village	Site concrete/ asphalt replacement	40,000.00	CA16-035/Belden Vaillage	Site concrete/ aspha replacement
		Replace fencing	80,000.00		Repair exterior surface/paint
		Upgrade plumbing	40,000.00		Upgrade kitchens
		<u> </u>			Upgrade plumbing
	CA6-037/4131 Maryland St	Site concrete/ asphalt replacement	48,000.00	CA16-037/4131 Maryland St	Repair exterior surface/paint
	CA16-038/178 Calle Primera	Site concrete/ asphalt replacement	140,000.00	CA16-038/178 Calle Primera	Repair surface/color coat stucco
	CA16-039/Cargil Apts	Site concrete asphalt replacement	100,000.00	CA16-039/Cargil Apts	Repair exterior surface/paint
		Upgrade playground	100,000.00		
					+
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		<u> </u>			
	7	Fotal CFP Estimated Cost	\$805,600.00		

Capital Fund Program Five-Year Action Plan Part II: Supporting Pages—Work Activities

Activities for		Activities for Year :2			Activities for Year:
Year 1		FFY Grant: 2002			FFY Grant: 200
		PHA FY: 2002			PHA FY: 2003
	Development	Major Work	Estimated	Development	Major Work
	Name/Number	Categories	Cost	Name/Number	Categories
See	CA16-040/Grove Apts	Repair exterior	10 200 00	CA16-040/Grove	The second of the second
		surface/paint	19,200.00	Apts	Upgrade kitchens
An		Replace fencing	32,000.00		Replace flooring
nual					
Statement	CA16-043/Boston &	Site concrete/ asphalt		CA16-043/Boston	
	Grand	replacement	22,000.00	& Grand	Replace fencing
		Upgrade	100,000.00		Security
		playground			
	CA16-044/ Saranac	Site concrete/ asphalt		CA16-044/ Saranac	Repair exterior
	Golfcrest & Fulton	replacement	94,000.00	Golfcrest & Fulton	surface/paint
	CA16-046/3051 54 th St	Site concrete/ asphalt		CA16-046/3051 54 th St	Repair exterior
		replacement	14,000.00		surface/paint
	CA16-047/12643-12687	Site concrete/ asphalt		CA16-047/12643-12687	
	El Camino	replacement	90,000.00	El Camino	Replace fencing
	CA16-048/2883 Boston	Site concrete/ asphalt	40.000.00	CA16-048/2883 Boston	
	rdth	replacement	10,000.00		Replace fencing
	CA16-049/33 rd , 38 th , 45	Site concrete/ asphalt	0.5.000.00	CA16-049/33 rd , 38 th , 45	Repair exterior
	Cherokee & Ward	replacement	86,000.00	Cherokee & Ward	surface/paint
	GA 1 6 050/20th 45th			CA16-050/30 th , 45 th ,	Replace fencing
	CA16-050/30 th , 45 th , Bancroft & Cherokee	Cita annual / annhalt		CA16-050/30 , 45 , Bancroft & Cherokee	Damain antanian
	Bancroft & Cherokee	Site concrete/ asphalt replacement	84,000.00	Bancroft & Cherokee	Repair exterior surface/paint
		Терисетен	04,000.00		Replace fencing
					- T
	T	otal CFP Estimated Cost	\$551,200.00		

Activities for Year 1		Activities for Year: 2 FFY Grant: 2002 PHA FY: 2002	Activities for Ye FFY Grant: PHA FY: 2		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Worl Categories
ee S	CA16-055/32 nd , Arizona, Eastman & Levant	Replace fencing	64,000.00	CA16-055/32 nd , Arizona, Eastman & Levant	Replace fencing
A nnual	CA16-057/4479 Altadena	Site concrete/ asphalt replacement	16,000.00	CA16-057/4479 Altadena	Repair exterior surface/paint
Statement	CA16-058/Alabama & Market	Site concrete/ asphalt replacement	56,000.00	CA16-058/Alabama & Market	Repair exterior surface/paint
	CA16-059/Mira Mesa/Averil	Site concrete/ asphalt replacement Security	48,000.00 36,000.00	CA16-059/Mira Mesa/Averil	Repair exterior surface/paint
	CA16-060/4751 33 rd	Site concrete/ asphalt replacement	16,000.00	CA16-060/4751 33 rd	Repair exterior surface/paint
	CA16-063/30 th /36 th	Site concrete/ asphalt replacement	20,000.00	CA16-063/30/36th	Replace fencing Replace fencing
	PHA Wide Physical Improvements	Maintenance tools/vehicles	123,000.00	PHA Wide Physical Improvements	Maintenance tools/vehicles
		In house inspections Sliding screen doors	256,804.00 125,000.00		In house inspection Sliding screen door
		Sliding screen door threshold	250,000.00		Sliding screen doo threshold
		Drapery/blinds Improve Learning Opportunity Centers	200,000.00 250,000.00		Drapery/blinds Improve Learning Opportunity Cente
		Fotal CFP Estimated Cost	\$1,460,804.00		

Capital Fund Program Five-Year Action Plan art II: Supporting Pages—Work Activities

	<u> </u>				
tivities for Year 1		Activities for Year: 2 FFY Grant: 2002			Activities for Year: <u>3</u> FFY Grant: 2003
		PHA FY: 2002	ı		PHA FY: 2003
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
See	PHA Wide Management Improvements	Computer Instruction	200,000.00	PHA Wide Management Improvements	Computer Instruction
An		Resident	247,604.00		Resident
ıal		Development			Development
tatement		Sr. Resident Initiatives Coordinator	481,504.00		Sr. Resident Initiatives Coordinator
		Supv Sr Resident Initiatives Coordinators	527,200.00		Supv Sr Resident Initiatives Coordinators
		Transportation	20,000.00		Transportation
		Youth Diversionary Programs	253,944.00		Youth Diversionary Programs
		Computer Upgrades	800,000.00		Computer Upgrades
			<u> </u>		
	-	+	+	_	+
			 		
			·		
		Total CFP Estimated Cost	\$2,530,252.00		
4		Total CFT Estillated Cost	\$2,330,232.00		

	Activities for Year :4_				Activities for Year:5	
	FFY Grant: 2004				FFY Grant: 2005	
	PHA FY: 2004				PHA FY: 2005	
Development	Major Work	Estimate	ed	Development	Major Work Categories	Es
Name/Number	Categories	Cost		Name/Number		
CA16-013/	Site concrete/ asphalt			CA16-013/ Scattered	Site concrete/ asphalt	
Scattered Sites	replacement	116,00	00.00	Sites	replacement	
	Replace fencing	58,00	00.00		Replace fencing	
	Repair exterior				Repair exterior	
	surface/paint	34,80	00.00		surface/paint	
CA16-014/Belden	Site concrete/ asphalt			CA16-014/Belden	Site concrete/ asphalt	
Village	replacement	81,50	00.00	Village	replacement	
	Repair surface/ color				Handrails	
	coat stucco	81,50				
	Upgrade plumbing	81,50			Upgrade plumbing	
CA16-015/Chamoune Apts	Upgrade kitchens	34,00	00.00	CA16-015/Chamoune Apts	Replace roof	
•				1	Repair interior	
					surfaces/paint	
					Security	
CA16-16/Genesee Apts	Repair interior			CA16-016/Genesee Apts		
	surfaces/paint	2,20	00.00		Upgrade bathrooms	
	Upgrade playground	100,00	00.00			
CA16-017/4390 Maple				CA16-017/4390 Maple	Repair exterior	
Apts	Electrical upgrade	4,80	00.00	Apts	surface/paint	
					Repair surface/color coat stucco	
					Security	
CA16-018/ Meade &	Repair surface/ color			CA16-018/ Meade &	Repair surface/ color coat	
First	coat stucco	52,00	00.00	First	stucco	
	Replace fencing	26,00	00.00		Upgrade kitchens	
					Security	
T	Total CFP Estimated Cost	\$672,30	00.00			

	Activities for Year :4_ FFY Grant: 2004 PHA FY: 2004			Activities for Year:5 FFY Grant: 2005 PHA FY: 2005
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories
CA16-019/4180-2			CA16-019/4180-2 Poplar	
Poplar Apts	Replace fencing	9,000.00	Apts	Electrical Upgrade
	Repair surface/ color coat stucco	18,000.00		Replace flooring
				Replace windows
th			th s	Security
CA16-020/2734-44 th St	Replace fencing	61,400.00	CA16-020/2734-44 th St	Security
				Repair surface/ color coat stucco
CA16-021/44 th &			CA16-021/44 th &	
Hawthorne Apts	Upgrade kitchens	32,000.00	Hawthorne Apts	Upgrade bathrooms
				Repair exterior surface/paint
				Security
CA16-022/1399	Site concrete/ asphalt		CA16-022/1399 Hollister	
Hollister Apts	replacement	40,000.00	Apts	Electrical upgrade
	Plumbing upgrade	7,000.00		Security
	Repair/paint interior surfaces	4,000.00		Upgrade playground
CA16-023/4273-83			CA16-023/4273-83	Site concrete/ asphalt
Juniper St	Replace fencing	48,000.00	Juniper St	replacement
	Upgrade playground	100,000.00		Security
CA16-024/ Sycamore	Replace exterior doors		CA16-024/ Sycamore Rd	
Rd East		8,000.00	East	Replace roof
	Repair exterior surface/paint	14,400.00		Electrical upgrade
	Upgrade playground	50,000.00		Heating system upgrade
				Security
	Total CFP Estimated Cost	\$343,800.00		

	Activities for Year : 4			Activities for Year:5_	
	FFY Grant: 2004			FFY Grant: 2005	
	PHA FY: 2004	T		PHA FY: 2005	1
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Es
CA16-025/ Sycamore			CA16-025/ Sycamore		
Rd West	Upgrade Kitchens	30,000.00	Rd West	Replace flooring	
	Repair surface/ color			Security	
	coat stucco	44,000.00			
	Upgrade playground	50,000.00			
CA16-026/Cardinal,	Repair/paint interior		CA16-026/Cardinal,		
Naples & Rachael	surfaces	13,000.00	Naples & Rachael	Replace flooring	
	Replace fencing	11,000.00		Electrical upgrade	
				Security	
CA16-027/Grove	Replace water heater		CA16-027/Grove		
Avenue Apts	room doors	4,600.00	Avenue Apts	Security	
	Replace roof	9,900.00		Replace interior doors	
	Upgrade bathrooms	27,000.00		Plumbing upgrade	
	Upgrade kitchens	18,000.00		Site concrete/ asphalt replacement	
	Electrical upgrade	9,000.00		Replace entry doors	
	Upgrade playground	100,000.00		Repair surface/ color coat stucco	
CA16-028/Vista Apts	Replace fencing	105,600.00	CA16-028/Vista Apts	Repair surface/color coat stucco	
	Replace exterior doors	16,830.00		Security	
CA16-030/Santa Margarita Apts	Replace fencing	32,000.00	CA16-030/Santa Margarita Apts	Replace roof	
	Repair surface/ color coat stucco	64,000.00		Replace flooring	
	Upgrade playground	100,000.00		Repair exterior surface/paint	
	Total CFP Estimated Cost	\$684,930.00			

-	Activities for Year : 4 FFY Grant: 2004 PHA FY: 2004			Activities for Year:5_ FFY Grant: 2005 PHA FY: 2005	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Es
CA16-031/ Sycamore Rd West	Replace roof	49,400.00	CA16-031/Sycamore Rd West	Replace fencing	
	Repair exterior surface/paint	11,400.00			
	Repair surface/color coat stucco	38,000.00			
	Upgrade kitchens	200,000.00			
CA16-032/Juniper & Sumac Apts	Replace fencing	20,000.00	CA16-032/Juniper & Sumac Apts	Security	
CA16-033/ Sycamore Rd North	Repair surface/color coat stucco	23,000.00	CA16-033/ Sycamore Rd North	Security	
	Replace fencing	24,000.00		Replace flooring	
Ca16-034/43 rd & Van			CA16-034/43 rd & Van	Electrical upgrade	
Dyke	Replace roof	17,600.00	Dyke Van	Upgrade bathrooms	
	Security	2,400.00		Repair surface/color coat stucco	
	Replace fencing	16,000.00		Heating system upgrade	
				Electrical upgrade	
CA16-035/Belden Village	Site concrete/ asphalt replacement	40,000.00	CA16-035/Belden Village	Site concrete/asphalt replacement	
	Upgrade plumbing	40,000.00		Upgrade plumbing	
CA16-037/4131 Maryland St	Replace fencing	24,000.00	CA16-037/4131 Maryland St	Repair surface/color coat stucco	
	Upgrade playground	100,000.00		Security	
CA6-038/178 Calle Primera	Replace fencing	70,000.00	CA16-038/78 Calle Primera	Repair exterior surface/paint	
				Dumpster doors	
				Security	
CA16-039/Cargil Apts	Replace fencing	50,000.00	CA16-039/Cargil Apts	Security	
	Repair surface/color coat stucco	100,000.00		Replace flooring	
	Total CFP Estimated Cost	\$825,800.000			

	Activities for Year: 4 FFY Grant: 2004 PHA FY: 2004			Activities for Year:5_ FFY Grant: 2005 PHA FY: 2005	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Es
CA16-040/Grove	Replace water heater		CA16-040/Grove		
Avenue Apts	room doors	16,320.00	Avenue Apts	Security	
	Site concrete/ asphalt			Replace interior doors	
	replacement	35,200.00			
	Upgrade bathrooms	37,975.00		Plumbing upgrade	
	Upgrade kitchens	16,000.00		Site concrete/ asphalt replacement	
	Electrical upgrade	26,000.00		Replace entry doors	
	Repair surface/color coat stucco	64,000.00		Upgrade playground	
CA16-043/Boston & Grand	Repair surface/ color coat stucco	22,000.00	CA16-043/Boston & Grand	Repair exterior surface/paint	
CA16-044/Saranac			CA16-044/Saranac		
Golfcrest & Fulton	Replace fencing	47,000.00	Golfcrest & Fulton	Security	
	Repair surface/ color coat stucco	47,000.00		Repair surface/ color coat stucco	
	Upgrade playground	200,000.00			
CA16-046/3051 54 th St	Replace fencing	11,200.00	CA16-046/3051 54 th St	Security	
	Repair surface/color coat stucco	14,000.00		Security	
CA16-047/12643- 12647 El Camino	Repair exterior surface/paint	27,000.00	CA16-047/12643-12687 El Camino	Playground upgrades	
	Repair surface/color coat stucco	90,000.00		Landscape upgrades	
	Upgrade playground	100,000.00		Security	
CA16-048/2883 Boston	Repair surface/color coat stucco	10,000.00	CA16-048/2883 Boston	Repair exterior surface/paint	
	Upgrade playground	100,000.00		Security	1
CA16-049/33 rd , 38 th , 45	Repair surface/color coat	100,000.00	CA16-049/33 rd , 38 th , 45		
Cherokee & Ward	stucco	86,000.00	Cherokee & Ward	Security	
				Replace fencing	
CA16-050/30 th , 45 th ,	Repair surface/color coat		CA16-050/30 th , 45 th ,		
Bancroft & Cherokee	stucco	84,000.00	Bancroft & Cherokee	Security	
	Total CFP Estimated Cost			·	

	Activities for Year : 4 FFY Grant: 2004 PHA FY: 2004			Activities for Year:5_ FFY Grant: 2005 PHA FY: 2005	
Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	E
CA16-055/32 nd , Arizona, Eastman & Levant	Site concrete/ asphalt replacement	64,000.00	CA16-055/32 nd , Arizona, Eastman & Levant	Site concrete/ asphalt replacement	
	Repair surface/color coat stucco	64,000.00		Repair exterior surface/paint	
	Upgrade playground	100,000.00		Replace roof	
				Dumpster enclosures	
				Repair balconies	
				Repair surface/color coat stucco	
				Security	
CA16-057/4479 Altadena	Replace fencing	8,000.00	Ca16-057/4479 Altadena	Repair surface/color coat stucco	
				Security	
CA16-058/Alabama & Market	Replace fencing	28,000.00	CA16-058/Alabama & Market	Repair surface/color coat stucco	
	Upgrade playground	100,000.00		Security	
CA16-059/Mira Mesa/Averil	Replace fencing	24,000.00	CA16-059/Mira Mesa/Averil	Repair surface/color coat stucco	
CA16-060/4751 33 rd	Replace roof	11,000.00	CA16-060/4751 33 rd	Repair surface/ color coat stucco	
	Security	15,000.00			
CA16-063/30 th /36 th	Repair surface/ color coat stucco	20,000.00	CA16-063/30 th /36 th	Replace roof	
				Repair exterior surface/paint	
				Security	
PHA Wide Physical Improvements	Maintenance tools/vehicles	123,000.00	PHA Wide Physical Improvements	Maintenance tools/vehicles	
	In house inspections	256,804.00		In house inspections	
	Sliding screen doors	125,000.00		Sliding screen doors	
	Sliding screen door threshold	250,000.00		Sliding screen door threshold	
	Drapery/blinds	200,000.00		Drapery/blinds	
	Improve Learning Opportunity Centers	250,000.00		Improve Learning Opportunity Centers	
To	otal CFP Estimated Cost	\$			

Part II: Supporting Pages—Work Activities

Activities for Year: 4

	Activities for Year :4 FFY Grant: 2004			Activities for Year:5_ FFY Grant: 2005	
Development Name/Number	PHA FY: 2004 Major Work Categories	Estimated Cost	Development Name/Number	PHA FY: 2005 Major Work Categories	E
PHA Wide Management Improvements	Computer Instruction	200,000.00	PHA Wide Management Improvements	Computer Instruction	
	Resident Development	247,604.00		Resident Development	
	Sr. Resident Initiatives Coordinator Supv Sr Resident Initiatives Coordinators	481,504.00 527,200.00		Sr. Resident Initiatives Coordinator Supv Sr Resident Initiatives Coordinators	
	Transportation Youth Diversionary Programs	20,000.00 253,944.00		Transportation Youth Diversionary Programs	
	Computer Upgrades	800,000.00		Computer Upgrades	+
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					\pm
	Total CFP Estimated Cost	\$2,530,252.00			

CAPITAL FUND PROGRAM TABLES START HERE

Can	ital Fund Program and Capital Fund P	rogram Renlacement l	Housing Factor (CFP/CFPRHF) P
PHA N		Grant Type and Number	Tousing Luctor (
	tune.	Capital Fund Program Grant No:	CA16P063-501-00	
	DIEGO HOUSING COMMISSION	Replacement Housing Factor Gran	it No:	
	iginal Annual Statement Reserve for Disasters/ Eme)
	formance and Evaluation Report for Period Ending: 1			
Line	Summary by Development Account	Total Estimate	ed Cost	Total
No.				
		Original	Revised	Obligated
1	Total non-CFP Funds	0.00		
2	1406 Operations	236.842.00		236,842
3	1408 Management Improvements Soft Costs	495,711.00		252,176
	Management Improvements Hard Costs			
4	1410 Administration	236,842.00		236,842
5	1411 Audit	0.00		
6	1415 Liquidated Damages	0.00		
7	1430 Fees and Costs	110,505.00		110,505
8	1440 Site Acquisition	0.00		
9	1450 Site Improvement	264,040.00		
10	1460 Dwelling Structures	500,372.00		
11	1465.1 Dwelling Equipment—Nonexpendable	102,110.00		
12	1470 Non-Dwelling Structures	283,000.00		
13	1475 Non-Dwelling Equipment	60,000.00		
14	1485 Demolition	0.00		
15	1490 Replacement Reserve	0.00		
16	1492 Moving to Work Demonstration	0.00		
17	1495.1 Relocation Costs	79,000.00		39,639
18	1499 Development Activities	0.00		_
19	1502 Contingency	0.00		
	Amount of Annual Grant: (sum of lines)	2,368,422.00		876,004
	Amount of line XX Related to LBP Activities			
	Amount of line XX Related to Section 504 compliance			
	Amount of line XX Related to Security –Soft Costs			
	Amount of Line XX related to Security Hard Costs	79,540.00		
	Amount of line XX Related to Energy Conservation Measures	50,140.00		
	Collateralization Expenses or Debt Service			
				
4	1	1		1

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Grant Type and Nu Capital Fund Progra Replacement Housin	Federal FY of		
Development	General Description of Major Work	Replacement Housing Factor Grant Dev. Quantity		Total Estimated Cost	Total A
Number Name/HA-Wide Activities	Categories	Acct No.	Quantity	Total Estimated Cost	Total
CA16-013	a) Repair/replace exterior trim and paint	1460		68,800.00	
	b) Replace wood fencing	1450		18,490.00	
	c) Build dumpster enclosure	1450		5,000.00	
	d) Repair balcony deck	1460		900.00	
	e) Repair stucco and color coat	1460		10,500.00	
	f) Build water heater enclosure	1460		1,300.00	
	g) Replace concrete parking lot and flatwork	1450		53,000.00	
	h) Landscape upgrades	1450		36,400.00	
	i) Replace exterior handrails	1450		3,000.00	
	j) Install security window barriers	1460		4,000.00	
	k) Replace refrigerators	1465		20,000.00	
	1) Electrical service upgrade	1450		10,000.00	
	Sub-total			231,390.00	
CA16-014	a) Landscape upgrades	1450		33,540.00	
	b) Install air conditioning units	1465		40,500.00	
	c) Install water heaters	1465		3,000.00	
	d) Replace window blinds	1460		3,600.00	
	e) Interior modifications to office	1470		5,000.00	
	Sub-total			85,640.00	
CA16-018	a) Repair/replace exterior trim and paint	1460		12,000.00	
	b) Restripe parking lot	1450		500.00	
	c) Repair stucco wall and color coat	1460		1,200.00	
	Sub-total			13,700.00	
CA16-026	a) Install subfloor and tile	1460		10,000.00	
	b) Termite extermination in conjunction with wall repair	1460		4,000.00	
	c) Relocation	1495		4,000.00	
	d) Kitchen upgrade	1460		20,000.00	
	e) Bathroom upgrade	1460		6,000.00	
	f) Replace concrete flatwork	1450		1,500.00	
	g) Remove/replace trees	1450		3,800.00	
	h) Replace roof	1460		6,000.00	
	i) Replace rain gutters	1460		600.00	
	j) Repair/replace exterior trim and paint	1460		1,200.00	
	k) Replace wood fencing	1450		2,800.00	
	1) Replace mail boxes	1450		500.00	1
CA16 020	Sub-total	1460		60,400.00	
CA16-030	a) Replace water heater room doors	1460		9,600.00	
	b) Install dumpster enclosure doors	1450 1460		5,000.00	
	c) Replace rain gutters	1400		6,400.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Grant Type and Nu Capital Fund Progra	Federal FY of		
		Replacement Housin			
Development	General Description of Major Work	Dev.	Quantity	Total Estimated Cost	Total A
Number Name/HA-Wide Activities	Categories	Acct No.			
	d) Install irrigation master valve	1450		8,000.00	
	e) Install security screens	1460		32,000.00	
	f) Interior modifications to Learning Opportunity Centers	1460		4,500.00	
	Sub-total		<u> </u>	65,500.00	
CA16-032	a) Install security screens	1460	<u> </u>	9,000.00	
	b) Repair/seal asphalt parking lot	1450	<u> </u>	5,500.00	
	Sub-total		<u> </u>	14,500.00	
CA16-035	a) Landscape upgrades	1450		16,460.00	
	b) Install air conditioning units	1465	<u> </u>	30,000.00	
	c) Install water heaters	1465		3,000.00	
	d) Replace window blinds	1460	<u> </u>	1,200.00	
	e) Interior modifications to office	1470		3,000.00	
	Sub-total	1.5		53,660.00	
CA16-038	a) Interior modifications to Learning Opportunity Center	1470		275,000.00	
	b) Architectural/Engineering	1430		20,000.00	202,000.00
	Sub-total		<u> </u>	295,000.00	
CA16-039	a) Install concrete flatwork	1450	<u> </u>	12,500.00	
	b) Remove/replace trees	1450		9,000.00	
	c) Kitchen upgrade	1460	<u> </u>	113,022.00	
	d) Bathroom upgrade	1460	<u> </u>	75,000.00	
	e) Replace subfloor/floor tile	1460	<u> </u>	62,500.00	
	f) Install steel bollards at parking lot	1450	<u> </u>	1,050.00	
	g) Relocation	1495		75,000.00	39,639.00
	Sub-total			348,072.00	
CA16-047	a) Install rain gutters	1460	 	9,000.00	
	b) Replace patio roof	1460	 	1,400.00	
	c) Repair/replace exterior trim and paint	1460		8,300.00	
	d) Replace playground surface	1450		6,000.00	
	e) Landscape upgrades	1450	 	32,000.00	
	Sub-total			56,700.00	
CA16-048	a) Install security screen doors	1460	 	1,250.00	
	Sub-total			1,250.00	
CA16-050	a) Repair/replace exterior trim and paint	1460		5,600.00	
	b) Install security window barriers	1460		10,000.00	
	Sub-total Sub-total			15,600.00	
CA15-055	a) Install security screen doors	1460		1,500.00	
	Sub-total			1,500.00	
CA16-059	a) Replace refrigerators	1465		5,610.00	
	Sub-total			5,610.00	
PHA Wide Mgmt	a) Computer instruction	1408		50,000.00	
Improvements			I		

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part II: Supporting Pages

PHA Name:		Capital Fund Progra	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Ac		
	b) Resident development	1408		61,901.00			
	c) Senior Resident Initiatives Coordinator	1408		120,376.00	120,376.00		
	d) Supv Senior Resident Initiatives Coordinator	1408		131,800.00	131,800.00		
	e) Transportation	1408		5,000.00			
	f) Youth Diversionary Programs	1408		63,486.00			
	g) Computer software			63,148.00			
PHA Wide Mgmt Improvement	Sub-total Sub-total			495,711.00			
PHA Wide Admin	Administration	1410		236,842.00	236,842.00		
	Sub-total			236,842.00			
PHA Wide Fees & Costs	A & E (in house inspections)	1430		90,505.00	90,505.00		
	Sub-total			90,505.00			
PHA Wide Non- Dwell Equipment	Maintenance vehicles, tools and communication equipment	1475		60,000.00			
	Sub-total			60,000.00			
PHA Wide Operations	Operations	1406		236,842.00	236,842.00		
	Sub-total			236,842.00			

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part III: Implementation Schedule

PHA Name: Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:						Federal FY of Grant:	
Development Number Name/HA-Wide Activities		Fund Obligate rter Ending Da	ed	Al	l Funds Expended arter Ending Date		Reasons for R
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2002			09/30/2003			
CA16-014	03/31/2002			09/30/2003			
CA16-018	03/31/2002			09/30/2003			
CA16-026	03/31/2002			09/30/2003			
CA16-030	03/31/2002			09/30/2003			
CA16-031	03/31/2002			09/30/2003			
CA16-035	03/31/2002			09/30/2003			
CA16-038	03/31/2002			09/30/2003			
CA16-039	03/31/2002			09/30/2003			
CA16-047	03/31/2002			09/30/2003			
CA16-048	03/31/2002			09/30/2003			
CA16-050	03/31/2002			09/30/2003			
CA16-055	03/31/2002			09/30/2003			
CA16-059	03/31/2002			09/30/2003			
PHA Wide Mgmt	03/31/2002			09/30/2003			
Improve							
PHA Wide Admin	03/31/2002			09/30/2003			
PHA Wide Fees & Costs	03/31/2002			09/30/2003			
PHA Wide Non-Dwell	03/31/2002			09/30/2003			
Equipment							
PHA Wide Operations	03/31/2002			09/30/2003			

CAPITAL FUND PROGRAM TABLES START HERE

Ann	ual Statement/Performance and Evalua	ation Report				
Cap	ital Fund Program and Capital Fund P	rogram Replacement 1	Housing Factor (C	CFP/CFPRH		
PHA N		Grant Type and Number				
G		Capital Fund Program Grant No:				
	DIEGO HOUSING COMMISSION	Replacement Housing Factor Gran		00		
	ginal Annual Statement Reserve for Disasters/ Eme					
	formance and Evaluation Report for Period Ending: 1		and Evaluation Report			
Line	Summary by Development Account	Total Estimate	ed Cost			
No.			D 1 1	0111 (1		
	T 1 OFF 1	Original	Revised	Obligated		
1	Total non-CFP Funds					
2	1406 Operations					
3	1408 Management Improvements					
4	1410 Administration	1,721.00				
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement					
10	1460 Dwelling Structures	15,498.00				
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Nondwelling Structures					
13	1475 Nondwelling Equipment					
14	1485 Demolition					
15	1490 Replacement Reserve					
16	1492 Moving to Work Demonstration					
17	1495.1 Relocation Costs					
18	1499 Development Activities					
19	1501 Collaterization or Debt Service					
20	1502 Contingency					
21	Amount of Annual Grant: (sum of lines 2 – 20)	17,219.00				
22	Amount of line 21 Related to LBP Activities	, , , , ,				
23	Amount of line 21 Related to Section 504 compliance					
24	Amount of line 21 Related to Security – Soft Costs					
25	Amount of Line 21 Related to Security – Hard Costs					
26	Amount of line 21 Related to Energy Conservation Measures					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

PHA Name: SAN DIEGO HOU	SING COMMISSION	Capital Fund Prog	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CCFA16R063-501-00				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Dev. Acct No.	Quantity	Total Estin	nated Cost	To
				Original	Revised	Fund Obliga	
CA16-072	a) New construction of five units at Boston to replace housing units at 44 th St, Project 013	1460.00		15,498.00			
PHA Wide Admin	a) Administration	1410.00		1,721.00			
		+					

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH) Part III: Implementation Schedule

PHA Name: Grant Type and Number Capital Fund Program No:							Federal FY of Gran
Development Number Name/HA-Wide		Fund Obligate arter Ending Da		All Funds Expended (Quarter Ending Date)			Reasons
Activities	(Qua	Tier Eliding Do			Tarter Eliding Date	<i>')</i>	
	Original	Revised	Actual	Original	Revised	Actual	
CA16-072	03/31/2002			09/30/2003			
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		<u> </u>					
		 I					

CAPITAL FUND PROGRAM TABLES START HERE

	ual Statement/Performance and Evalua	_	<u>. </u>	
	ital Fund Program and Capital Fund P		Housing Factor (C	CFP/CFPRH
PHA N	Name:	Grant Type and Number		
		Capital Fund Program Grant No:		
	DIEGO HOUSING COMMISSION	Replacement Housing Factor Gran		
	iginal Annual Statement □Reserve for Disasters/ Eme formance and Evaluation Report for Period Ending:	rgencies Revised Annual Stat Elimater Revised Annual Stat Stat Revised Annual		
Line	Summary by Development Account	Total Estimate		
No.	Summary by Development Account	Total Estimate		
110.		Original	Revised	Obligated
1	Total non-CFP Funds	0.00	210 (150 0	0 % 11.5 1100
2	1406 Operations	236,842.00		
3	1408 Management Improvements Soft Costs,	482,963.00		
-	Management Improvements Hard Costs			
4	1410 Administration	241,481.00		
5	1411 Audit	0.00		
6	1415 Liquidated Damages	0.00		
7	1430 Fees and Costs	120,505.00		
8	1440 Site Acquisition	0.00		
9	1450 Site Improvement	225,590.00		
10	1460 Dwelling Structures	882,337.00		
11	1465.1 Dwelling Equipment—Nonexpendable	60,800.00		
12	1470 Non-Dwelling Structures	.00		
13	1475 Non-Dwelling Equipment	60,000.00		
14	1485 Demolition	0.00		
15	1490 Replacement Reserve	0.00		
16	1492 Moving to Work Demonstration	0.00		
17	1495.1 Relocation Costs	104,300.00		
18	1499 Development Activities	0.00		
19	1502 Contingency	0.00		
	Amount of Annual Grant: (sum of lines)	2,414,818.00		
	Amount of line XX Related to LBP Activities			
	Amount of line XX Related to Section 504 compliance			
	Amount of line XX Related to Security –Soft Costs			
	Amount of Line XX related to Security Hard Costs	52,000.00		
	Amount of line XX Related to Energy Conservation Measures	90,800.00		
	Collateralization Expenses or Debt Service			

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

PHA Name: SAN DIEGO HOUSING COMMISSION		Grant Type and Nu Capital Fund Progra	Federal F		
		Replacement Housin			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	То
CA16-013	a) Install new roofs	1460		6,000.00	
	b) Replace refrigerators	1465		60,800.00	
	c) Replace concrete parking lot and				
	flatwork	1450		33,800.00	
	d) Replace concrete balcony deck	1450		6,6000.00	
	e) Repair/replace exterior trim and paint	1460		20,000.00	
	f) Replace wood fencing	1450		21,090.00	
	g) Install dumpster enclosure	1450		20,000.00	
	h) Replace stucco/soffit	1460		15,000.00	
	I) Install steel bollards in parking lot	1450		2,200.00	
	j) Termite extermination and wood replacement	1460		5,000.00	
	k) Relocation	1495		2,400.00	
	Sub-total			193,700.00	
CA16-014	a) Landscape upgrades	1450		33,540.00	
01110 011	Sub-total			33,540.00	
CA16-015	a) Replace rear parking lot	1450		12,000.00	
C1110 010	b) Termite extermination and wood replacement	1460		5,500.00	
	c) Relocation	1495		8,400.00	
	d) Kitchen upgrade	1460		30,000.00	
	e) Bathroom upgrade	1460		9,000.00	
	Sub-total	1400		64,900.00	
CA16-017	a) Replace roof	1460		12,000.00	
CA10-017	b) Replace rain gutters	1460		1,200.00	
	c) Repair/replace exterior trim and paint	1460		2,400.00	
	d) Replace concrete flatwork	1450		2,400.00	
	e) Repair chain link fence	1450		10,000.00	
	Sub-total	1130		28,000.00	1
CA16-018	a) Replace meter room doors	1460		5,000.00	
	b) Replace carpet	1460		24,000.00	
	Sub-total			29,000.00	
CA16-023	a) Install wrought iron fence	1450		28,000.00	
	Sub-total Sub-total			28,000.00	
CA16-032	a) Kitchen upgrade	1460		100,000.00	
	b) Bathroom upgrade	1460		36,000.00	
	c) Relocation	1495		28,000.00	
	Sub-total			164,000.00	
CA16-035	a) Landscape upgrades	1450		16,460.00	
	Sub-total			16,460.00	
CA16-039	a) Kitchen upgrade	1460		126,259.00	
	Sub-total			126,259.00	

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

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PHA Name: SAN DIEGO HOUSING COMMISSION		Grant Type and Nu	Federal 1		
SAN DIEGO HOU	SING COMMISSION	Capital Fund Progra Replacement Housin			2001
Development	General Description of Major Work	Dev.	Quantity	Total Estimated Cost	To
Number	Categories	Acct	Quantity	Total Estillated Cost	10
Name/HA-Wide	Categories	No.			
Activities		140.			
CA16-044	a) Repair/replace exterior trim and paint	1460		33,300.00	
CA10-044	Sub-total	1400		33,300.00	
CA16-047	a) Replace water shut-off valves	1450		4,500.00	
CA10-047	b) Concrete flatwork	1450		16,000.00	+
	Sub-total	1430		20,500.00	+
CA16-055		1460		282,478.00	
CA10-033	a) Kitchen upgrade	1460			
	b) Bathroom upgrade			75,000.00	
	c) Relocation	1495		51,500.00	
	d) Repair/replace exterior trim and paint	1460		2,500.00	
	e) Build dumpster enclosure	1450		5,000.00	
	f) Termite extermination and wood	1460		4 000 00	
	replacement	1460		4,000.00	
G 1 1 6 0 7 0	Sub-total	1170		420,478.00	
CA16-058	a) Replace wood fence	1450		14,000.00	
	b) Repair/replace exterior trim and paint	1460		3,200.00	
	Sub-total			17,200.00	
CA16-059	a) Resurface patio decks	1460		2,000.00	
	b) Kitchen upgrade	1460		50,000.00	
	c) Bathroom upgrade	1460		30,000.00	
	d) Repair/replace exterior trim and paint	1460		2,500.00	
	e) Relocation	1495		14,000.00	
	Sub-total			98,500.00	
PHA Wide Mgmt	a) Computer instruction	1408		50,000.00	
Improvements					
	b) Resident development	1408		89,671.00	
	c) Senior Resident Initiatives	1408		129,516.00	
	Coordinator				
	d) Supv Resident Initiatives Coordinator	1408		145,276.00	
	e) Transportation	1408		5,000.00	
	f) Youth Diversionary Programs	1408		63,500.00	
	Sub-total			482,963.00	
PHA Wide Admin	Administration	1410		236,842.00	
	Sub-total			236,842.00	
PHA Wide Fees &					
Costs	a) A & E (in-house inspections)	1430		90,505.00	
	b) Energy Audits	1430		30,000.00	
	Sub-total			120,505.00	
PHA Wide Non-				60,000.00	
Dwelling	equipment and communication				
Equipment	equipment				
	Sub-total			60,000.00	
PHA Wide	Operations	1406		236,842.00	
Operations					
	Sub-total			236,842.00	

Annual Statement/Performace and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)
Part III: Implementation Schedule

PHA Name:			Type and Nur al Fund Progra	Federal FY of Grant			
			cement Housir				
Development Number	All Fund Obligated			All Funds Expended			Reasons
Name/HA-Wide	(Qua	rter Ending Da	ate)	(Quarter Ending Date)			
Activities							
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2003			09/30/2004			
CA16-014	03/31/2003			09/30/2004			
CA16-015	03/31/2003			09/30/2004			
CA16-017	03/31/2003			09/30/2004			
CA16-018	03/31/2003			09/30/2004			
CA16-023	03/31/2003			09/30/2004			
CA16-032	03/31/2003			09/30/2004			
CA16-035	03/31/2003			09/30/2004			
CA16-039	03/31/2003			09/30/2004			
CA16-044	03/31/2003			09/30/2004			
CA16-047	03/31/2003			09/30/2004			
CA16-055	03/31/2003			09/30/2004			
CA16-058	03/31/2003			09/30/2004			
CA16-059	03/31/2003			09/30/2004			
PHA Wide Mgmt	03/31/2003			09/30/2004			
Improve							
PHA Wide Admin	03/31/2003			09/30/2004			
PHA Wide Fees & Costs	03/31/2003			09/30/2004			
PHA Wide Non-	03/31/2003			09/30/2004			
Dwelling Equip							
PHA Wide Operations	03/31/2003			09/30/2004			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)							
		Capital Fund Program Grant No:					
SAN DIEGO HOUSING COMMISSION		Replacement Housing Factor Gra					
	ginal Annual Statement \square Reserve for Disasters/ Emer						
	formance and Evaluation Report for Period Ending: 12						
Line	Summary by Development Account	Total Estima	ated Cost				
No.							
		Original	Revised	Obliga			
1	Total non-CFP Funds	0.00	0.00				
2	1406 Operations	202,795.00					
3	1408 Management Improvements Soft Costs	202,795.00	218,692.14	218			
	Management Improvements Hard Costs						
4	1410 Administration	202,795.00	166,361.36	166			
5	1411 Audit	0.00	0.00				
6	1415 Liquidated Damages	0.00	0.00				
7	1430 Fees and Costs	90,505.00	90,505.00	90			
8	1440 Site Acquisition	0.00	0.00				
9	1450 Site Improvement	365,420.00	455,020.00	455			
10	1460 Dwelling Structures	957,585.00	867,985.00	867			
11	1465.1 Dwelling Equipment—Nonexpendable	66,258.00	66,258.00	66			
12	1470 Non-Dwelling Structures	2,600.00	4,830.00	Δ			
13	1475 Non-Dwelling Equipment	100,000.00	120,830.80	120			
14	1485 Demolition	0.00	0.00				
15	1490 Replacement Reserve	0.00	0.00				
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs	40,000.00	37,475.70	37			
18	1499 Development Activities	0.00	0.00				
19	1502 Contingency	0.00	0.00				
	Amount of Annual Grant: (sum of lines)	2,027,958.00	2,027,958.00	2,027			
	Amount of line XX Related to LBP Activities						
	Amount of line XX Related to Section 504 compliance						
	Amount of line XX Related to Security –Soft Costs						
	Amount of Line XX related to Security Hard Costs						
	Amount of line XX Related to Energy Conservation						
	Measures						
	Collateralization Expenses or Debt Service						
I		i					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu 98 Capital Fund Progra Replacement Housi	am Grant No:		16P063-707-	Federal 1 1998
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim	ated Cost	To
CA16-013	a) Repair/replace exterior trim and paint	1460.00	9 sites	22,800.00	21,900.00	21,90
	b) Repair & seal asphalt parking	1450.00	6 sites	2,500.00	3,850.00	3,85
	c) Replace exterior doors	1460.00	1 site	2,000.00	2,000.00	
	d) Emergency install fence	1450.00	1 site	,	4,795.00	4,79
	e) Emergency repair	1460.00	1 site		17,157.00	17,15
	CGP Sub-total			32,095.00		
CA16-014	a) Replace accordian doors	1470.00	1 site	402.00	1,723.91	1,72
	b) Replace rain gutters	1460.00	1 site	16,281.00	14,000.00	
	c) Install ceiling fans in community	1470.00	1 site	1,340.00	1,644.85	1,64
	d) Remove/replace trees	1450.00	1 site	33,500.00	33,500.00	33,50
	e) Vehicle gate operators	1450.00	1 site		11,685.50	11,68
	CGP Sub-total			51,523.00		
CA16-015	a) Replace stoves	1465.10	6 units	1,500.00	1,500.00	1,50
	CGP Sub-total			1,500.00		
CA16-016	a) Repair/replace exterior trim and paint	1460.00	1 site	6,600.00	6,00.00	6,0
	b) Emergency install fence	1460.00	1 site	27,500.00	21,118.60	21,11
	CGP Sub-total			34,100.00		
CA16-017	a) Replace sidewalk	1450.00	1 site	400.00	400.00	40
	b) Emergency install fence	1450.00	1 site		4,245.00	4,24
	CGP Sub-total			400.00		
CA16-020	a) Replace stoves	1465.10	4 units	1,000.00	1,000.00	1,00
	b) Emergency install fence	1450.00	1 site		4,245.00	4,24
	CGP Sub-total			1,000.0		
CA16-023	a) Replumb domestic water system	1460.00	1 site	48,000.00	48,000.00	48,00
	b) Replace roof	1460.00	1 site	62,400.00	55,392.26	55,39
	c) Install ceiling fans	1460.00	1 site	4,800.00	3,150.00	3,15
	d) Repair/replace exterior trim and paint	1460.00	1 site	9,600.00	6,750.00	6,75
	a, repair replace exterior trini and paint	1400.00	1 5110	7,000.00	0,750.00	0,7.

USING COMMISSION	Grant Type and Number: Comprehensive Grant #CA16P063-707-98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				
General Description of Major Work Categories	Dev. Acct No.	Quantity		nated Cost	То
e) Emergency install railing	1450.00	1 site		475.00	47
CGP Sub-total	 		124,800.00		
a) Replace water heater room doors	1460.00	1 site	10,500.00	8,695.00	8,69
b) Replace stoves	1465.10	24 units	6,000.00	6,000.00	6,00
CGP Sub-total			16,500.00		
a) Replace water heater room doors	1460.00	1 site	7,700.00	6,400.00	6,40
b) Replace stoves	1465.10	22 units	5,500.00	5,500.00	5,50
CGP Sub-total			13,200.00		
a) Replace/repair exterior trim and paint	1460.00	2 site	6,600.00	4,800.00	4,80
CGP Sub-total			6,600.00		
Repair and seal asphalt parking	1450.00	1 site	7,740.00	9,000.00	9,00
CGP Sub-total			7,740.00		
a) Repair/replace exterior trim and paint	1460.00	1 site	39,600.00	12,650.00	12,65
b) Replace water heater storage room doors	1460.00	1 site	14,700.00	123,184.00	123,18
c) Build dumpster enclosure	1450.00	1 site	3,000.00	3,000.00	3,00
d) Repair and seal asphalt parking	1450.00	1 site	7,200.00	17,600.00	17,60
e) Replace handrailing	1460.00	1 site	33,000.00	24,750.00	24,75
CGP Sub-total	<u> </u>		97,500.0 0		
a) Repair/replace exterior trim and paint	1460.00	1 site	19,200.00	10,200.00	10,20
b) Repair and seal asphalt	1450.00	1 site	6,000.00	8,500.00	8,50
CGP Sub-total	<u> </u>		25,200.00		
a) Replace water heater doors	1450.00	1 site	6,6500.00	4,750.00	4,75
b) Replace stoves	1465.10	19 units	4,750.00	4,750.00	4,75
CGP Sub-total	<u> </u>		11,400.00		
a) Replace exterior doors	1460.00	1 site	8,400.00	6,900.00	6,90
b) Repair and seal asphalt	1450.00	1 site	5,500.00	6,750.00	6,75
c) Replace stoves	1465.10	24 unites	6,000.00	6,000.00	6,00
	e) Emergency install railing CGP Sub-total a) Replace water heater room doors b) Replace stoves CGP Sub-total a) Replace water heater room doors b) Replace stoves CGP Sub-total a) Replace/repair exterior trim and paint CGP Sub-total Repair and seal asphalt parking CGP Sub-total a) Replace water heater storage room doors c) Build dumpster enclosure d) Repair and seal asphalt parking e) Replace handrailing CGP Sub-total a) Repair/replace exterior trim and paint b) Replace handrailing CGP Sub-total a) Repair/replace exterior trim and paint b) Repair and seal asphalt CGP Sub-total a) Repair/replace exterior trim and paint b) Repair and seal asphalt CGP Sub-total a) Replace water heater doors b) Replace exterior doors b) Replace exterior doors b) Repair and seal asphalt	SING COMMISSION	SING COMMISSION	SING COMMISSION	Sample S

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu 98 Capital Fund Progra Replacement Housi	am Grant No:		16P063-707-	Federal F 1998
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim	ated Cost	
	CGP Sub-total			19,900.00		
CA19-034	a) Repair/replace exterior trim and paint	1460.00	2 sites	9,600.00	7,600.00	7,60
	b) Replace doors	1460.00	2 sites	4,800.00	3,750.00	3,75
	c) Replace patio slabs	1450.00	1 site	27,000.00	27,000.00	27,00
	CGP Sub-total			8,400.00		
CA16-035	a) Replace accordian doors	1470.00	1 site	198.00	651.09	65
	b) Replace rain gutters	1460.00	1 site	8,019.00	7,500.00	7,50
	c) Install ceiling fans in community room	1470.00	1 site	660.00	810.15	81
	d) Remove/replace trees	1450.00	1 site	16,500.00	16,500.00	16,50
	e) Vehicle gate operators	1450.00	1 site		5,755.65	5,75
	CGP Sub-total			25,377.00		
CA16-038	a) Repair/replace exterior trim and paint	1460.00	1 site	42,000.00	33,500.00	33,50
	b) Replace doors	1460.00	1 site	42,000.00	31,700.00	42,00
	c) Replace dumpster enclosure doors	1450.00	1 site	3,600.00	3,600.00	3,60
	d) Repair and seal asphalt parking	1450.00	1 site	56,200.00	61,750.00	61,75
	e) Replace wood fencing	1450.00	1 site	36,400.00	36,400.00	36,40
	f) Emergency install fence	1450.00	1 site		2,630.00	2,63
	CGP Sub-total			180,200.00		
CA16-039	a) Repair/replace exterior trim and paint	1460.00	1 site	20,000.00	15,000.00	15,00
	CGP Sub-total			20,000.00		
CA16-040	a) Repair/replace exterior trim and paint	1460.00	1 site	19,200.00	12,500.00	12,50
	b) Repair and seal asphalt parking		1 site	25,520.00	28,950.00	28,95
	CGP Sub-total			44,720.00		
CA16-043	a) Repair/replace exterior trim and paint	1460.00	1 site	6,600.00	5,700.00	5,70
	b) Replace water heater room doors	1460.00	1 site	1,800.00	1,800.00	1,80
	CGP Sub-total			8,400.00		
CA16-046	a) Repair and seal asphalt parking	1450.00	1 site	6,020.00	8,250.00	8,25

PHA Name:	USING COMMISSION	Grant Type and Nu 98 Capital Fund Progra Replacement Housi	am Grant No:		16P063-707-	Federal l 1998
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estim	nated Cost	То
	CGP Sub-total			6,020.00		
CA16-047	a) Repair patio slabs	1450.00	1 site	67,700.00	67,700.00	67,70
	b) Emergency repair fire hydrant	1450.00	1 site		1,450.00	1,45
	c) Emergency install security light	1450.00	1 site		4,700.00	4,70
	d) Emergency site work	1450.00	1 site		6,800.00	6,80
	CGP Sub-total			67,700.00		
CA16-048	a) Repair/replace exterior trim and paint	1460.00	1 site	3,000.00	2,000.00	2,00
	CGP Sub-total			3,000.00		
CA16-049	a) Stair replacement	1460.00	1 site	20,000.00	10,200.00	10,20
	CGP Sub-total			20,000.00		
CA16-050	a) Security doors for sliding glass doors	1460.00	1 site	4,400.00	3,500.00	3,50
	b) Window barriers	1460.00	1 site	14,400.00	10,000.00	10,00
	c) Security doors for french doors	1460.00	1 site	510.00	510.00	51
_	CGP Sub-total			19,310.00		<u> </u>
CA16-055	a) Repair/replace exterior trim and paint	1460.00	1 site	30,000.00	19,750.00	19,75
	b) Upgrade lighting	1450.00	1 site	5,600.00	5,600.00	5,60
	c) Replace exterior entry stair system	1460.00	1 site	65,000.00	55,000.00	55,00
	d) Relocation	1495.00	1 site	26,000.00	23,885.15	23,88
	e) Replace Stoves	1465.10	60 units	15,000.00	15,000.00	15,00
	f) Replace refrigerators	1465.10	50 units	20,000.00	20,000.00	20,00
	g) Resurface decks	1460.00	1 site	28,025.00	20,025.00	20,02
	h) Emergency install fence	1450.00	1 site		980.00	98
·	CGP Sub-total			189,625.00		
CA16-058	a) Replace fence	1450.00	1 site	10,000.00	10,000.00	10,00
	b) Replace asphalt at garages	1450.00	1 site	12,000.00	12,000.00	12,00
	c) Emergency install fence	1450.00	1 site		6,850.00	6,85

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu 98 Capital Fund Progra Replacement Housi	am Grant No:		16P063-707-	Federal F 1998
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		То
	CGP Sub-total			22,000.00		
CA16-059	a) Replumb domestic water system	1460.00	1 site	14,000.00	12,300.00	12,30
	b) replace windows	1460.00	1 site	35,000.00	30,000.00	30,00
	c) replace roof	1460.00	1 site	26,000.00	35,742.14	35,74
	d) replace doors	1460.00	1 site	14,000.00	12,000.00	12,00
	e) Repair surfaces/color coat stucco	1460.00	1 site	30,000.00	15,800.00	15,80
	f) Dumpster enclosures	1450.00	1 site	3,000.00	3,500.00	3,50
	g) Repair interior surfaces	1460.00	1 site	14,000.00	12,000.00	12,00
	h) Repair and seal asphalt	1450.00	1 site	12,040.00	14,600.00	14,60
	i) Security window screens	1460.00	1 site	14,000.00	12,000.00	12,00
	j) Security doors	1460.00	1 site	3,500.00	2,700.00	2,70
	k) Replace stair system	1460.00	1 site	35,000.00	30,150.00	30,15
	1) Replace hardscape	1450.00	1 site	6,000.00	7,200.00	7,20
	m) Replace landscape	1450.00	1 site	12,000.00	12,759.00	12,75
	n) Replace handrails	1460.00	1 site	14,000.00	10,757.00	10,75
	o) Kitchen upgrade	1460.00	1 site	42,000.00	24,236.00	24,23
	p) Bathroom upgrade	1460.00	1 site	42,000.00	36,900.00	36,90
	q) Install window coverings	1460.00	1 site	8,400.00	5,500.00	5,50
	r) Relocation	1495.00	1 site	14,000.00	14,000.00	14,00
	s) Replace stoves	1465.10	10 units	2,500.00	2,404.68	2,40
	t) Replace refrigerators	1465.10	10 units	4,000.00	4,000.00	4,00
	CGP Sub-total			345,440.0 0		
PHA Wide Administration	Administration	1410.00		202,795.00	218,692.14	16630
	CGP Sub-total			202,795.00		
PHA Wide Non Dwelling Equip	a) Upgrade computer system	1475.00		50,000.00	82,067.54	82,06

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part II: Supporting Pages

PHA Name: SAN DIEGO HOU	ISING COMMISSION	Grant Type and Number: Comprehensive Grant #CA16P063-707-98 Capital Fund Program Grant No: Replacement Housing Factor Grant No:				Federal 1 1998
Development Number	General Description of Major Work Categories	Dev. Acct	Quantity	Total Estin	nated Cost	То
Name/HA-Wide Activities		No.				
	b) Maintenance vehicles and tools	1475.00		50,000.00	38,353.81	38,35
	CGP Sub-total			100,000.00		
PHA Wide Fees & Costs	A & E (In-house inspections)	1430.00		90,505.00	90,505.00	90,50
	CGP Sub-total			90,505.00		
PHA Wide Mgmt Improve	a) Computer instruction for residents	1408.00	All sites	50,000.00	50,000.00	50,00
	b) Resident development	1408.00	All sites	26,675.00	26,675.00	26,67
	c) Senior Resident Initiatives Coordinators	1408.00	2	114,020.00	114,020.00	114,02
	d) Adult education/training	1408.00	All sites	6,100.00	6,100.00	6,10
	e) Transportation	1408.00	All sites	6,000.00	6,000.00	6,00
	f) Computer software	1408.00	All sites		15,897.14	15,89
	Grand Total			2,027,958.00		

PHA Name: SAN DIEGO HOUSING	COMMISSIO	N Capi	Type and Nur tal Fund Progra acement Housir	m No: CA16-P063-7	707-98		Federal FY of Grant 1998
Development Number	All	Fund Obligat			l Funds Expende	d	Reasons
Name/HA-Wide		ter Ending D			arter Ending Dat		
Activities		C	,	, ,	C	,	
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2000		04/16/99	09/30/2001		06/14/00	
CA16-014	03/31/2000		02/19/99	09/30/2001		06/28/99	
CA16-015	03/31/2000		04/09/99	09/30/2001		05/21/99	
CA16-016	03/31/2000		01/11/99	09/30/2001		06/14/00	
CA16-017	03/31/2000		12/03/99	09/30/2001		12/14/98	
CA16-020	03/31/2000		12/03/99	09/30/2001		02/09/99	
CA16-023	03/31/2000		07/09/99	09/30/2001		12/18/99	
CA16-024	03/31/2000		04/09/99	09/30/2001		11/15/99	
CA16-025	03/31/2000		04/09/99	09/30/2001		11/15/99	
CA16-026	03/31/2000		04/20/99	09/30/2001		06/14/00	
CA16-027	03/31/2000		04/20/99	09/30/2001		05/02/00	
CA16-028	03/31/2000		04/20/99	09/30/2001		05/02/00	
CA16-030	03/31/2000		04/20/99	09/30/2001		05/02/00	
CA16-031	03/31/2000		02/01/99	09/30/2001		11/15/99	
CA16-033	03/31/2000		02/01/99	09/30/2001		05/02/00	
CA16-034	03/31/2000		02/18/99	09/30/2001		06/14/00	
CA16-035	03/31/2000		02/19/99	09/30/2001		06/28/99	
CA16-038	03/31/2000		3/31/2000	09/30/2001		05/02/00	
CA16-039	03/31/2000		3/31/2000	09/30/2001		06/14/00	
CA16-040	03/31/2000		3/31/2000	09/30/2001		05/02/00	
CA16-043	03/31/2000		3/31/2000	09/30/2001		06/14/00	
CA16-046	03/31/2000		3/31/2000	09/30/2001		05/02/00	
CA16-047	03/31/2000		3/31/2000	09/30/2001		12/13/99	
CA16-048	03/31/2000		3/31/2000	09/30/2001		06/14/00	
CA16-049	03/31/2000		3/31/2000	09/30/2001		03/07/00	
CA16-050	03/31/2000		02/24/99	09/30/2001		10/05/99	
CA16-055	03/31/2000		04/23/99	09/30/2001		05/02/00	
CA16-058	03/31/2000		04/23/99	09/30/2001		03/10/00	
	I.					· ·	
CA16-059	03/31/2000		07/01/98	09/30/2001			
PHA Wide Admin	03/31/2000		07/01/98	09/30/2001			
PHA Wide Non-	03/31/2000		03/15/99	09/30/2001			
Dwelling Equip							
PHA Wide Fees & Costs	03/31/2000		07/01/98	09/30/2001		06/06/00	
PHA Wide Mgmt Improvements	03/31/2000		09/30/98	09/30/2001			

CAPITAL FUND PROGRAM TABLES START HERE

ual Statement/Performance and Evalua	ation Report		
	-	Housing Factor (CFP/CFPRHF) P
iame:	Grant Type and Number Com	nrehensive Grant No. CA16P	
			``
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			Total A
Summing by Development Lecount	* VVIII	icu cost	
- 	Original	Revised	Obligated
Total non-CFP Funds	0.00		0.0
1406 Operations	0.00		0.0
1408 Management Improvements Soft Costs	405,591.00		405,591.0
Management Improvements Hard Costs	0.0		0.0
1410 Administration	229,767.00		229,767.0
1411 Audit	0.00		0.0
1415 Liquidated Damages	0.00		0.0
1430 Fees and Costs	95,505.00		95,505.0
1440 Site Acquisition	0.00		0.0
1450 Site Improvement	365,817.00		340,002.2
1460 Dwelling Structures	1,088,992.00		965,192.9
1465.1 Dwelling Equipment—Nonexpendable	24,500.00		24,387.9
1470 Non-Dwelling Structures	0.00		0.0
1475 Non-Dwelling Equipment	50,000.00		7,922.0
1485 Demolition	0.00		0.0
1490 Replacement Reserve	0.00		0.0
1492 Moving to Work Demonstration	0.00		0.0
1495.1 Relocation Costs	36,900.00		36,325.25.
1499 Development Activities	0.00		0.0
1502 Contingency	0.00		0.0
Amount of Annual Grant: (sum of lines)	2,297,672.00		2,104,693.
Amount of line XX Related to LBP Activities			
Amount of line XX Related to Section 504 compliance			
Amount of line XX Related to Security –Soft Costs			
Amount of Line XX related to Security Hard Costs			
			
Collateralization Expenses or Debt Service	+		+
·	+		-
i Ia	ital Fund Program and Capital Fund Program: IEGO HOUSING COMMISSION ginal Annual Statement ☐ Reserve for Disasters/ Emer formance and Evaluation Report for Period Ending: 1 Summary by Development Account Total non-CFP Funds 1406 Operations 1408 Management Improvements Soft Costs Management Improvements Hard Costs 1410 Administration 1411 Audit 1415 Liquidated Damages 1430 Fees and Costs 1440 Site Acquisition 1450 Site Improvement 1460 Dwelling Structures 1465.1 Dwelling Equipment—Nonexpendable 1470 Non-Dwelling Structures 1475 Non-Dwelling Equipment 1485 Demolition 1490 Replacement Reserve 1492 Moving to Work Demonstration 1495.1 Relocation Costs 1499 Development Activities 1502 Contingency Amount of Annual Grant: (sum of lines) Amount of line XX Related to LBP Activities Amount of line XX Related to Section 504 compliance Amount of line XX Related to Security −Soft Costs	Amount of Inner Continue C	ital Fund Program and Capital Fund Program Replacement Housing Factor (ame: Grant Type and Number Comrehensive Grant No. CA16P Capital Pund Program Grant No. Replacement Housing Factor (Grant Type and Number Comrehensive Grant No. CA16P Capital Pund Program Grant No. Replacement Housing Factor Grant No. CA16P Capital Pund Program Grant No. Replacement Housing Factor Grant No. CA16P Capital Pund Program Grant No. Replacement No. CA16P Capital Pund Program Grant No. Californ No. CA16P Capital Pund Program Grant No. Californ No. CA16P Capital Pund Program Grant No. CA16P Capital Pund Program Grant No. Californ No. CA16P Capital Pund Program Grant No. Capital Program Grant

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

PHA Name:	porting Pages USING COMMISSION	Grant Type and Nu 99 Capital Fund Progra Replacement Housin	am Grant No:	No:		Federal FY (
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estima		Total A
CA16-013	a) Repair/replace exterior trim and paint	1460.00	7 sites	23,400.00	44,095.72	44,095.7
	b) Repair & seal asphalt parking	1450.00	2 sites	9,000.00		9000.0
	c) Resurface upper landing deck	1460.00	1 site	600.00		
	d) Dumpster enclosure	1450.00	1 site	5,000.00	5,944.90	5,944.9
	e) Replace stoves	1465.00	8	2,000.00		
	f) Replace wood fencing	1450.00	1 site	35,000.00		35,000.0
	g) Termite extermination and wood trim replacement	1460.00	1 site	1,000.00		1,000.0
	h) Replace concrete parking lot and flatwork	1450.00	1 site	70,350.00	80,749.39	80,749.3
	i) Install scurity window barriers	1460.00	1 site	12,000.00		
	j) Landscape upgrades	1450.00	1 site	13,367.00		
	k) Relocation	1495.00	1 site	300.00		300.0
	1) Emergency remove/replace concrete	1450.00	1 site		3,100.00	3,100.0
	m) Emergency repair deck & landing	1450.00	1 site		3,450.00	3,450.0
	CGP Sub-total	+ +	†	172,017.00		
CA16-014	a) Remove/replace trees	1460.00	1 site	33,540.00		33,540.0
	b) Traffic gate upgrade	1460.00	1 site	12,745.00		12,745.0
	c) Install irrigation flow sensors	1450.00	1 site	2,012.00		2,012.0
	CGP Sub-total	+ + +		48,297.00		
CA16-015	a) Termite extermination and wood trim replacement	1460.00	1 site	4,000.00		4,000.0
	b) Replace stoves	1465.00	7	1,750.00		1,750.0
	c) Relocation	1495.00	1 site	1,200.00		1,200.
	CGP Sub-total	+ + + + + + + + + + + + + + + + + + + +		6,950.00		,
CA16-016	a) Replace roof	1460.00	1 site	22,000.00		
,	b) Replace rain gutters	1495.00	1 site	2,200.00		
_	c) Termite extermination and wood trim replacement	1460.00	1 site	11,000.00		11,000.
	d) Relocation	1495.00	1 site	3,300.00		3,300.
	e) Emergency replace damaged fascia	1460.00	1 site		3,356.00	3,356
	CGP Sub-total	+ +		38,500.00		

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu 99 Capital Fund Progra Replacement Housin	am Grant No:		6P063-708-	Federal FY o 1999
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimate	ed Cost	Total Ad
CA16-018	e) Repair/ replace exterior trim and paint	1460.00	1 site	8,800.00		8,800.00
	b) Install air conditioners	1460.00	1 site	39,600.00		39,600.00
	c) Replace wood fence	1450.00	1 site	8,575.00		8,575.00
CA16-020	a) Install security window barriers	1460.00	1 site	8,000.00		
	b) Replace kitchen cabinets	1460.00	1 site	10,000.00		
	CGP Sub-total			18,000.00		
CA16-021	a) Replace/repair exterior trim and paint	1460.00	1 site	3,2000.0		3,2000.0
	b) Replace stoves	1465.00	1 site	4,000.00		4,000.00
	CGP Sub-total			7,200.00		
CA16-022	a) Replace roof	1460.00	1 site	40,000.00		40,000.00
	b) Replace rain gutters	1460.00	1 site	4,000.00		4,000.00
	c) Repair/replace exterior trim and paint	1460.00	1 site	8,000.00		8,000.00
	d) Replace concrete flatwork	1460.00	1 site	4,000.00		
	e) Replace wood fence		1 site	14,000.00		14,000.00
	CGP Sub-total	+ + + + + + + + + + + + + + + + + + + +		70,000.00		
CA16-024	a) Emergency replace doors	1460.00	1 site		10,549.17	10,549.17
CA16-025	a) Emergency replace doors	1460.00	1 site		21,875.17	21,875.17
CA16-027	a) Replace roof	1460.00	1 site	18,000.00		18,000.00
	b) Replace rain gutters	1460.00	1 site	3,600.00		3,600.00
	c) Replace rear entry doors	1460.00	1 site	1,800.00	2,995.59	2,995.59
	d) Termite extermination and wood replacement	1460.00	1 site	3,375.00		3,375.00
	e) Relocation	1495.00	1 site	2,700.00		2,700.00
Completed	f) Change order replace doors	1460.00	1 site		4,359.51	4,359.51
	CGP Sub-total	1	1	26,775.00		
CA16-028	a) Kitchen upgrade	1460.00	1 site	330,000.00	366,787.0 0	346,487.57
	b) Termite extermination and wood replacement	1460.00	1 site	24,750.00		24,750.00
	c) Relocation	1495.00	1 site	19,800.00		19,800.00
	d) Interior modifications to Learning	1460.00	1 site	32,039.00		

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu	.6P063-708-	Federal FY o 1999		
DIN DIEGO IIO		Capital Fund Progra Replacement Housin		No:		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Acct		ted Cost	Total Ac
	Opportunity Center					
	CGP Sub-total			416,589.00		
CA16-032	a) Replace roof	1460.00	1 site	40,000.00		40,000.00
	b) Replace rain gutters	1460.00	1 site	4,000.00		4,000.00
	c) Repair/replace exterior trim and paint	1460.00	1 site	8,000.00		8,000.00
	d) Repair and seal asphalt parking	1450.00	1 site	7,500.0		
	e) Replace wood fence	1450.00	1 site	28,8750.00		28,875.00
	f) Install security window barriers	1460.00	1 site	40,000.00		
	g) Replace stoves	1465.10	1 site	5,000.00		5,000.00
	CGP Sub-total		1 site	133,375.00		
CA16-033	a) Emergency replace doors	1460.00	1 site		30,852.17	30,852.17
CA16-034	a) Replace stoves	1465.00	16	4,000.00		4,000.00
	b) Install dumpster enclosure doors	1450.00	1 site	2,500.00		
	CGP Sub-total			6,500.00		
CA16-035	a) Remove/replace trees	1450.00	1 site	16,460.00	13,893.00	13,893.00
	b) Traffic gate upgrade	1450.00	1 site	6,255.00		6,255.00
	c) Install irrigation flow sensors	1450.00	1 site	988.00		988.00
	CGP Sub-total			23,703.00		
CA16-039	a) Replace meter enclosures	1460.00	1 site	50,000.00		50,000.00
	b) Patch and restucco exterior	1460.00	1 site	125,000.00		
	c) Replace stoves	1465.00	1 site	12,500.00		12,500.00
	d) Install irrigation master valve	1450.00	1 site	3,000.00		
	e) Upgrade exterior lighting	1460.00	1 site	5,000.00		
	f) Emergency repairs to beams, sheet & fascia	1460.00	1 site		4,885.00	4,885.00
	CGP Sub-total			195,500.00		
CA16-040	a) Replace roof	1460.00	1 site	64,000.00		64,000.00
	b) Replace rain gutters	1460.00	1 site	6,400.00		6,400.00
	c) Replace rear entry doors	1460.00	1 site	9,600.00		9,600.00
	d) Termite extermination and wood replacement	1460.00	1 site	12,000.00		12,000.00
	e) Relocation	1495.00	1 site	9,600.00		9,600.00

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Nu 99 Capital Fund Progra	am Grant No:		6P063-708-	Federal FY of 1999
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	eneral Description of Major Work Dev.	ng Factor Grant I Quantity	No: Total Estima	ted Cost	Total Ac
110111111111111111111111111111111111111	f) Emergency replace damaged fascia	1460.00	1 site		3,645.00	3,645.00
	g) Emergency repair rear entry doors	1460	1 site		15,500.49	15,500.49
	CGP Sub-total	+ +				
CA16-043	a) Replace and seal asphalt parking	1450.00	1 site	2,250.00		
	b) Install rain gutters	1460.00	1 site	1,200.00		1,200.00
	CGP Sub-total			3,450.00	 	
	c) Emergency replace doors	1460.00	1 site		4,448.17	4,448.17
CA16-044	c) Install computer irrigation controller	1450.00	3 sites	9,000.00		
	CGP Sub-total			9,000.00		
CA16-047	a) Install security screen doors	1460.00	1 site	11,250.00		
	b) Install irrigation flow sensor	1450.00	1 site	3,00.00		
	c) Interior modifications to Learning Opportunity Center	1460.00	1 site	32,039.00		
	d) Emergency repair of tot lot	1450.00	1 site		44,170.00	44,170.00
	CGP Sub-total			46,289.00		
CA16-049	a) Replace wood fence	1450.00	3 sites	42,000.00		42,000.00
	b) Emergency repair deck/patio	1460.00	1 site		2,440.00	2,440.00
	c) Emergency replace wood fence	1450.00	1 site		5,590.00	5,590.00
	d) Emergency repair stairway system	1460.00	1 site		7,699.23	7,699.23
	CGP Sub-total			42,000.00		
CA16-050	a) Install security window barriers	1460.00	1 site	10,000.00		
	CGP Sub-total			10,000.00		
CA16-055	a) Replace wood fence	1450.00	1 site	14,000.0		14,000.0
	b) Replace water heater room doors	1460.00	1 site	1,500.00	4,999.16	4,999.1
	c) Install concrete flatwork	1450.00	1 site	2,400.00		2,400.0
	d) Install gutters	1460.00	1 site	1,200.00		
	CGP Sub-total			19,100.00		
CA16-058	a) Interior modifications to Learning Opportunity Center	1460.00	1 site	32,039.00		
	CGP Sub-total			32,039.00		
CA16-059	a) Replumb domestic water system	1460.00	1 site	25,000.00		25,000.0
	b) Emergency repair of drywall	1460.00	1 site		485.00	485.0
	c) Paint water heater vent pipes	1460.00	1 site		710.00	710.0

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)
Part II: Supporting Pages

PHA Name:	USING COMMISSION	99	-	-	hensive Grant CA1	6P063-708-	Federal FY of 1999			
					n Grant No: g Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories		Dev. Acct No.	Quantity	Total Estimate	ed Cost	Total Ac			
	CGP Sub-total				25,000.00					
	d) Change Order for electric work		1460.00	1 site		2,662.00				
CA16-063	a) Replace wood fence		1450.00	1 site	20,000.00		20,000.00			
	CGP Sub-total				20,000.00					
PHA Wide Administration	Administration		1410.00		229,767.00		229,767.00			
	CGP Sub-total				229,767.00					
PHA Wide Non Dwelling Equip	a) Maintenance vehicles and tools		1475.00		50,00.00		7,922.03			
	CGP Sub-total				50,00.00					
PHA Wide Fees & Costs	A & E (In-house inspections)		1430.00		95,505.00		95,505.00			
	CGP Sub-total				90,505.00					
PHA Wide Mgmt Improve	a) Computer instruction for residents		1408.00	All sites	40,000.00		40,000.00			
	b) Resident development		1408.00	All sites	28,415.00		28,415.00			
	c) Senior Resident Initiatives Coordinator		1408.00	All sites	120,376.00		120,376.00			
	d) Supv. Senior Resident Initiatives Coordinator		1408.00	All sites	126,800.00		126,800.00			
	e) Transportation		1408.00	All sites	5,000.00		5,000.00			
	f) Youth Diversionary Program		1408.00	All sites	40,000.00		40,000.00			
	g) Entrepreneurial Training		1408.00	All sites	45,000.00		45,000.0			
	CGP Sub-total	1			405,591.00					

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRH)

Part III: Implementation Schedule

PHA Name:		Capit	Type and Nur al Fund Progra acement Housir	Federal FY of Grant:			
Development Number Name/HA-Wide Activities		Fund Obligat rter Ending D		All Funds Expended (Quarter Ending Date)			Reasons for F
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2001			09/30/2002			
CA16-014	03/31/2001			09/30/2002			
CA16-015	03/31/2001			09/30/2002			
CA16-016	03/31/2001			09/30/2002			
CA16-020	03/31/2001			09/30/2002			
CA16-021	03/31/2001			09/30/2002			
CA16-027	03/31/2001			09/30/2002			
CA16-028	03/31/2001			09/30/2002			
CA16-032	03/31/2001			09/30/2002			
CA16-034	03/31/2001			09/30/2002			
CA16-035	03/31/2001			09/30/2002			
CA16-039	03/31/2001			09/30/2002			
CA16-040	03/31/2001			09/30/2002			
CA16-043	03/31/2001			09/30/2002			
CA16-044	03/31/2001			09/30/2002			
CA16-046	03/31/2001			09/30/2002			
CA16-047	03/31/2001			09/30/2002			
CA16-049	03/31/2001			09/30/2002			
CA16-050	03/31/2001			09/30/2002			
CA16-055	03/31/2001			09/30/2002			
CA16-058	03/31/2001			09/30/2002			
CA16-059	03/31/2001			09/30/2002			
CA16-063	03/31/2001			09/30/2002			
PHA Wide Admin	03/31/2001			09/30/2002			
PHA Wide Non-	03/31/2001			09/30/2002			
Dwelling Equip							
PHA Wide Fees & Costs	03/31/2001			09/30/2002			
PHA Wide Mgmt	03/31/2001			09/30/2002			
Improvements							

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

- 1. General Information/History
- 2. PHDEP Plan Goals/Budget
- 3. Milestones
- 4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$ 322,975
- B. Eligibility type (Indicate with an "x") N1_____ N2___ R_X_.
- C. FFY in which funding is requested 2001
- D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

The program of the HA of the City of San Diego will employ a prevention/intervention based approach to reduce/eliminate drug-related crime in public housing. The HA will operate six "Learning Opportunity Centers" (LOCs) and a recreational program in collaboration with the Boys and Girls Club of San Dieguito. The University of California, San Diego will provide an educational program for youth and adults attending school. These programs will serve 569 families residing at different public housing developments. In addition, the HA will establish an MOU with the San Diego Police Department in order to strengthen and maximize the mutual sharing of information and resources.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Alaquinas Drive	66	249
Calle Primera	70	221
Eastman St.	36	152
El Camino Real	45	196
Fulton St.	31	173
Genesee Ave.	11	45
Grove Ave.	41	136
Hollister St.	20	74
Juniper St.	44	155
Levant St.	14	59
Market St.	20	123
Pulitzer Place	50	218
Santa Margarita	32	127
Sycamore Rd.	89	251

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months	12 Months	18 Months	24 Months	${f X}$	Other
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G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an "x" by each applicable Year) and provide amount of funding received. If previously funded programs <u>have not</u> been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place "GE" in column or "W" for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X	CA16DEP0630195	0	GE	N/A
FY 1996	X	CA16DEP0630196	0	GE	N/A
FY 1997	X	CA16DEP0630197	0	GE	N/A
FY 1998	X	CA16DEP0630198	0		N/A
FY 1999	X	CA16DEP0630199	\$222,130		11-18-01
FY 2000	X	CA16DEP0630100	\$322,975		09-28-02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The Housing Commission will implement a three-part program to reduce/eliminate drug-related crime in and around targeted public housing sites. The San Diego Housing Commission will contract with the University of California, San Diego, and two local Community based Organizations to conduct the three program components: (1) Academic Tutoring; (2) Computer Literacy; and (3) Arts and Recreation. The Housing Commission has targeted heavily impacted public housing developments based on crime; academic need; health services; and housing, resident and immigration data for services. In addition, two sites in relatively upscale neighborhoods have also been targeted. At these sites residents, especially children and youth, require support services for successful integration into the community. Members of the Drug Elimination Team, which is composed of community representatives, service providers, collaborators, the Police Department, and Housing Commission staff, will evaluate the Public Housing Drug Elimination Program. This process will include both formative (process) and summative (product) evaluations using both subjective and objective data.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 01 PHDEP Budget Summary							
Budget Line Item	Total Funding						
9110 - Reimbursement of Law Enforcement							
9120 - Security Personnel							
9130 - Employment of Investigators							
9140 - Voluntary Tenant Patrol							
9150 - Physical Improvements							
9160 - Drug Prevention	\$214,611						
9170 - Drug Intervention							
9180 - Drug Treatment							
9190 - Other Program Costs	\$108,364						
TOTAL PHDEP FUNDING	\$322,975						

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9160 - Drug Prevention				Total PHI	EP Fundir	ng: \$214,611	
Goal(s)	Operate six (6) Learning Opportunity Centers (LOCs) to provide alternatives to drugs and gangs, and to promote Self-Sufficiency. Provide a high quality-learning environment that allows children and adults to work towards educational goals, and provide them with alternatives to drugs and gangs. Provide youth with fun and enriching alternatives to drugs and gang activity.						
Objectives Proposed Activities	1) Increase youth and adult participation in Learning Opportunity Center Activities by 12% over baseline FY97 year. 2) Increase number of adults who have completed resumes at Learning Opportunity Centers by 12% over FY98 baseline year. 3) Increase the number of residents at targeted developments who have a high school diploma or equivalent by 6% over FY98 baseline year. 4) Decrease incidence of vandalism/graffiti at targeted developments by 12% under FY97 baseline year. 5) Increase youth participation by 12% over FY99 baseline year. # of Target Start Date Expected PHDEP Other Performance Indicators						
	Persons Served	Population		Complete Date	Funding	Funding (Amount /Source)	
1. Computer Literacy Program at 5 LOCs	Communities computer literacy skil					Increase by 15% the number of residents with computer literacy skills over FY99 baseline year.	
2. Computer Literacy, Academic Tutoring, and recreational program at 1 LOC.	196	Adults, Families, and Communities	07-01-01	06-31-02	\$34,000	\$0	Increase by 15% the number of residents with computer literacy skills over FY99 baseline year

3. Academic tutoring Program	531	Adults, Families, and Communities	03-01-01	02-28-02	\$29,500	\$23,500	Increase pre-standard test scores of 15 residents by 15%. Assist 3 residents at targeted developments enroll in post-secondary academic institutions.
4. Recreation Program	80	Youh	06-01-02	07-31-03	\$25,000	\$0	Assist 60% of participants to demonstrate a positive change in attitude toward school performance, drugs, violence and selfesteem after being administered a pre- and post-survey.
5. Arts and Recreation Program	80	Youth	06-01-02	07-31-03	\$20,000	\$0	Assist 60% of participants to demonstrate a positive change in attitude toward school performance, drugs, violence and selfesteem after being administered a pre- and post-survey.

9190 - Other Program Costs				Total PHDEP Funds: \$108,364			
Goal(s)	N/A						
Objectives	N/A						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
Resident Initiatives Coordinator					\$47,192		N/A
2. Housing Aide II					\$24,875		N/A
3. Administrative Cost (10%)					\$32,297		N/A
4. Incentives					\$4,000		N/A

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line	25% Expenditure	Total PHDEP	50% Obligation	Total PHDEP
Item #	of Total Grant	Funding	of Total Grant	Funding
	Funds By Activity	Expended (sum of	Funds by Activity	Obligated (sum of
	#	the activities)	#	the activities)
e.g Budget Line	Activities 1, 3		Activity 2	
Item # 9120				
9110				
9120				
9130				
9140				
9150				
9160	1,2,3,4,5	\$172,611	1,2,3,4,5	\$214,611
9170				
9180				
9190	1,2,3,4	\$27,091	1,2,3,4	\$54,182
TOTAL		\$199,702		\$268,793

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."



San Diego Housing CommissionResident Advisory Board Meeting Minutes

January 26, 2001 Newton Avenue Office Solomon Room

In Attendance: Donna Byrd, Irma Castillo, Rudy Cervantes, Carol Conger-Cross, Cecil Davis, Pat Duplechan, S. Anne Hamilton, Sahoni Hollingsworth, Iris Ingram, Leeandrus Knight, Darlene Lawson, Steven McCormick, Bernie Nofel, Marcia Paster, Robert Tapia, Alice Tumminia, Craig Velte

For **Agenda**, see attached.

After **Greetings and Introductions**, Craig Velte began the discussion of **Key Elements of the Agency Plan** with a presentation on the proposed **Section 8 Home Ownership Program**.

Craig reported that Section 8 Home Ownership is part of the Quality Housing and Work Responsibility Act of 1998, with the final rules regarding the home ownership program just out as of Dec. 12, 2000. He mentioned that there is no funding provided for housing authorities to implement the program.

Craig reported that the program "in a nutshell" provides for section 8 money to go to paying a mortgage instead of a rental subsidy. Craig described the implementation plan of the proposed program (see attached flow chart), and stated that the program will start with 10 families, which is a number that can be amended. The program's goal is to help families position themselves for home ownership. The participants will be selected based upon 1) being a current, former or future FSS participant, 2) participant's escrow account, 3) participant's income and 4) participation in the Home Loan Counseling Program.

It will still be the family's responsibility to secure the loan, and since there has been no additional federal funding provided for the program, there is no new direct Housing Commission financial assistance or set asides.

A question was asked by a RAB member as to how realistic will this program's implementation be, given the incomes of section 8 families and the high cost of housing in San Diego. This was considered by Craig to be "an honest question", and that this is one reason that the focus is on having FSS participants in the program, as they have an opportunity to acquire escrow accounts which may make the financing more feasible.

Another question was asked as to how mortgage companies will become aware of the program, and the answer was that it will be up to the participant to go in with the program information and formula. A follow-up question was asked what assurances program participants would have that the section 8 subsidy would be considered as income in the loan application, and the answer was that it would be up to the mortgage company.

Another concern voiced was that the program would tend to place new-homeowners into in low-income neighborhoods, and so not provide opportunities to improve the quality of participants' lives.

It was acknowledged that this is a new program, with uncertainties that will not have final answers until the program is implemented. Despite the concerns, a number of favorable comments regarding the program were made including, "I think this sounds really good. Congratulations."

A related question arose regarding how escrow accounts are invested. Bernie was tasked with getting this information back to the Board.

The next topic discussed was Irma's presentation regarding **Community Service**. This is a new requirement for unemployed residents in public housing (not section 8) who are not in a training or self-sufficiency program, or who do not have a disability. Adult members of a household receiving TANF are also exempt, as long as they are meeting CalWORKS requirements. Effective July 1, residents who are not exempt will need to perform 8 hours of community service per month and 96 hours per year.

As with the Home Ownership program, there has been no additional funding provided for this program. The Housing Commission will identify families who need to meet this community service requirement at re-certification. The Housing

Commission will contract out the referral process with an non-profit organization, most likely the San Diego Volunteers Program.

A Board member suggested alternative language to that used in the forms distributed (which had been produced by HUD) to refer to one exempt category of individuals as "individuals who have a disability." This recommendation was acknowledged as a more sensitive reference.

The next agenda topic, the **Deconcentration Plan**, was also presented by Irma. The final rule for deconcentration also came out in December, and the program's goal is to mix higher and lower income families at public housing sites (this does not apply to section 8). Housing Authorities are required to evaluate incomes at each public housing site, with the goal of mixing higher income tenants with lower income tenants and vise versa.

Irma explained that the only criteria considered would be income and would only involve new residents and that seniors and residents with a disability would be exempt. Residents may be provided incentives for moving into housing sites that help with the deconcentration goal, and those incentives could include two month's free rent or larger bedroom sizes to smaller families.

A Board member commented that, in addition to these incentives, residents could benefit from information about the community they were considering, such as quality of schools and crime rates. Irma responded that at this point, there was no plan to provide this.

Carol next provided an **Update on the Pre-Apprenticeship Grant**, which was discussed in detail at the previous RAB meeting on Jan. 17. Carol provided an overview of the proposed program, which is designed to help participants prepare for a successful entry into apprenticeship opportunities, primarily in building trades. Board members then were asked to sign a letter of support for the grant.

Robert followed with a discussion of the **Capital Fund**, which was formerly called the Comp' grant. Robert explained that this fund is a program designed to provide housing authorities with money for public housing site improvements.

These improvements fall into two categories: 1) physical improvements and 2) management improvements. The majority (approximately 80%) of the funds are used for physical improvements, such as roofing, flooring and landscaping, and these improvements occurred because at some point "there was some planning, with resident input."

The Board was asked for information regarding physical improvement needs at particular sites, as these improvements could then be considered in future grant applications. Robert requested any resident with a suggestion to provide their name, phone number, what physical improvements are needed and at which site.

Robert invited the Board to call him direct regarding needed physical improvements at (858) 573-1449 or by email at RobertT@sdhc.org.

Bernie then discussed the activities funded under management improvements, primarily resident services. These services include funding for 9 Learning Opportunity Centers, including 7 located on-site at public housing sites. Additionally, these monies help support the Family Self-Sufficiency program. Some major line items discussed that are funded through the Capital Fund included: computer instruction (\$50,000), a Senior Resident Initiatives Coordinator for two years (\$129,516), two Supervising Resident Initiatives Coordinators, one full-time, for two years (\$135,997), transportation (\$5,000), Youth Diversionary Programs, such as Boys and Girls Club and Inner-City Games (\$63,500) and resident development, including tutoring, internet access and training (\$89,671).

Lastly, Bernie discussed the **Next Steps**. Bernie suggested that he act as a "meeting place" for ideas between this RAB meeting and the next, and that all the suggestions that are forwarded to him (not including physical improvements) would be compiled into

a document to be distributed for general discussion at the next RAB meeting. Bernie suggested that these suggestions would not only be included in the Annual Plan, but that they would also be the foundation for the RAB's work in the upcoming year.

Bernie gave his contact particulars as: (619) 685-1084, bernien@sdhc.org, and 650 Gateway Center Way, Ste. D, SD, Ca. 92102.

The **Next Meeting** is for Feb. 21, at 1:30, also at the Solomon Room.



San Diego Housing CommissionResident Advisory Board Meeting Minutes

February 21, 2001 Newton Avenue Office Solomon Room

In Attendance: Inge Bonn, Claudette Brathwaite, Donna Byrd, Irma Castillo, Cecil Davis, Pat Duplechan, Jan-Ann "Kandi" Emerson, S. Anne Hamilton, Sahoni Hollingsworth, Emilia Martinez, Steven McCormick, Bernie Nofel, Marcia Paster, Gloria Spalding-King, Robert Tapia, Rev. Hosi Tevis, Alice Tumminia, Bachvan Vo

For Agenda, see attached.

After **Greetings and Introductions**, Bernie Nofel reviewed the **Agenda** to be covered during this meeting. First up was the distribution of two documents – the **minutes from the last RAB meeting** and **draft comments** from RAB Board members. Bernie explained that, during the weeks since the last RAB meeting, he had compiled a list of RAB member suggestions on ways the Housing Commission might improve service delivery in certain areas. This step had been agreed to at the last RAB meeting as such input is an important part of the Agency Plan. This list of suggestions was distributed to provide an opportunity for Board members to provide additional input.

Draft copies of the proposed **Agency Plan** were then distributed and Pat Duplechan discussed the various elements of the Plan. Pat described the process of submitting an annual Agency Plan to HUD as a new procedure, in effect for only the last two years. This Agency Plan must have resident input, and Pat said the Housing Commission is looking to incorporate some of the suggestions from the Board into the Plan.

Pat reviewed the composition of the Agency Plan, and specifically pointed out the List of Supporting Documents Available for Review. These documents include the Consolidated Plan, the Grievance Procedure, the Budget, Section 8 Home Ownership, the Family Self-Sufficiency Plan and others. Pat informed the Board that they could obtain copies of any of these documents by requesting them through Bernie.

Next, Pat discussed the **Pet Policy**, explaining that prior to the change in federal regulations in 1998, pets were prohibited at most public housing sites (this policy has never applied to working dogs assisting individuals with disabilities.) Pat explained the new policy will allow one dog or cat, per unit, per family. The dog can not exceed 20 pounds, and also can't be of a breed considered to have aggressive tendencies, such as a pit bull, Rotweiler, Doberman, etc.... The pet must be spayed/neutered, registered in the office in advance and a \$300.00 deposit must be paid.

Questions arising re: this issue included:

- Q. What about working dogs?
- A. Working dogs assisting individuals with disabilities are not considered pets, have always been allowed and do not require a deposit.
- Q. How will the Housing Commission determine weight? Will the Commission weigh animals?
- A. The Housing Commission will go by weight estimates established by veterinarians for the breed of animal. The Commission will not be weighing animals.
- Q. What about those residents who currently have a pet?
- A. This new policy will only apply to new pets.

The next topic Pat brought to the table is the **Deconcentration Policy.** The goal of Deconcentration is to mix higher and lower income families at public housing sites (this does not apply to section 8). Housing Authorities are required to evaluate incomes at each public housing site, with the goal of mixing higher income tenants with lower income tenants and vise versa. The intended outcome is to mix residents, based on income, so all low income residents don't end up living in one community. Pat explained that this policy reflects HUD's philosophy of creating enriched communities with a variety of ideas, so that neighbors can motivate and help one other. This policy applies to housing sites with 20 or more units.

Pat explained that a similar effort is being made for section 8 residents. In the case of section 8, the Housing Commission looks at areas of the city with higher poverty levels, and tries to work with owners in higher areas. Seniors and residents with a disability would be exempt.

Questions arising re: this issue included:

- Q. When will this Deconcentration Policy go into effect?
- A. The plan is for this Policy to be implemented by October of this year.
- Q. Will this plan involve current residents or new residents only?
- A. Both current and new residents will be involved. Current residents will be provided incentives to move, which could include 2 month's free rent or the option of moving into a larger unit. The final rules from HUD may prohibit certain types of incentives, but these are some of the incentives that the Housing Commission is considering.

The next agenda item that Pat discussed is the **Section 8 Home Ownership Program**. Pat reported that this program is part of the Quality Housing and Work Responsibility Act of 1998, with the final rules regarding the home ownership program just out as of Dec. 12, 2000. She mentioned that there is no funding provided for housing authorities to implement the program. In a nutshell, the program provides for section 8 money to go toward paying a mortgage instead of a rental subsidy.

The program will start with 10 families, which is a number that can be amended. The program's goal is to help families position themselves for home ownership. The participants will be selected based upon 1) being a current, former or future FSS participant, 2) participant's escrow account, 3) participant's income and 4) participation in the Home Loan Counseling Program.

Questions arising re: this issue included:

- Q. How are lenders going to know about the program?
- A. The Housing Commission is going to work through the existing Home Buyers Program, and hopes to work with lenders with whom the Commission has an existing relationship. The Commission will be looking at ways to have prospective lenders put in a proposal to participate. An issue that complicates this question are federal regulations which prohibit the Commission from steering residents to particular lenders. This program will include legwork by Housing Commission staff to inform lenders, including many of the bigger banks in the area.
- Q. Is there a minimum income required?
- A. That would be determined by the lender. Your income has to be compatible with the cost of the house, including your past income. This may be a challenging program to participate in, at first, and that is why participation in the Home Loan Counseling Program is such an important first step.
- Q. Do you have to stay in Section 8?
- A. Yes, your section 8 payment would go toward paying a mortgage instead of rent.
- Q. Will "the rules" change? Will the program last 15 years or the life of the mortgage?
- A. It's doubtful that the program would last that long. Fifteen years would be a long time for the federal government to take a voucher off line. The plan is to provide this program to Family Self-Sufficiency program participants, with the expectation that their incomes will increase over time allowing them to eventually handle the full cost of the mortgage. There is a provision that a section 8 home owner would need to live in the house for five years before they can sell it.
- Q. Is there an age limit?
- A. No. That would be a discriminatory practice for the Housing Commission or any lender.
- Q. When you say lender, do you mean bank, lending institution or private person? Can the program apply to an individual who owns the home themselves, having paid off any mortgage themselves?
- A. I'll check up on the regulations and get back to the Board with the answer.

- Q. Is there a time frame projected for how long the program will continue to subsidize participants' mortgages?
- A. The most recent discussions I've heard have mentioned a five year time limit. As it's a pilot program, there will likely be some learning that occurs during implementation that may influence the time frame.
- Q. Will the Housing Commission make promotional material generally available for residents to take to lenders?
- A. Not at this point. Remember that participants will be chosen after they have completed all the steps, including home loan counseling. Promotional materials shouldn't be made generally available as the program is not generally available except for those participants selected.
- Q. Can this program be used to buy property for sublease?
- A. No. This program is for individual homeownership, not rental. It must be the primary residence.
- Q. What percentage of the sales price will be required for the down payment?
- A. If the participant goes through the Housing Commission, they can get help with the down payment. Generally, 3% must come out of your pocket, the rest is grants and loans.
- Q. What about purchasing foreclosures?
- A. That still would be considered buying, even if you assumed the prior owner's loan, so that would be an option in this program.
- Q. What about coop' housing? Multi-use housing?
- A. I'm not sure. I will check up on that. In general, such arrangements are like this A home would have, for example, 10 different people living in 10 different units with 10 different owners, with some shared general common areas. This isn't one of the most popular ownership arrangements here in San Diego, and I don't know if there's currently a lot of it going on, but we will let the Board know if this is allowed and provide available information on current coop' financing.
- Q. What about letting public housing residents buy their units through this program?
- A. That really isn't likely going to be an option here in San Diego. In the city of San Diego, there are only about 1,400 HUD funded public housing units. There is a total of about 1,800 including those funded through other sources. There are about 26,000 people on the waiting list. To sell a public housing unit would make it unavailable for the people on the waiting list, and would limit the number of people we can serve. Keep in mind, three has been no new public housing development in the city of San Diego in 10 years.

The next agenda item Pat discussed was **Community Service.** This is a new requirement for unemployed residents in public housing (not section 8) to perform 8 hours of community service per month. This requirement does not apply to residents who are in an education, training or a self-sufficiency program, or who are elderly or have a disability. Adult members of a household receiving TANF are also exempt, as long as they are meeting CalWORKS requirements.

Cecil Davis then discussed the **Capital Fund** (formerly called the Comp' Grant). This fund is a program designed to provide housing authorities with money for public housing site improvements. These improvements fall into two categories: 1) physical improvements and 2) management improvements. The majority (approximately 80%) of the funds are used for physical improvements, such as roofing, flooring and landscaping. The other 20% go toward management improvements, which primarily fund services to residents.

Cecil explained that a lot of the major projects earmarked in the past have been accomplished and that a lot of individual projects are now underway. Examples of these new projects include the painting of 3,700 houses, new roofs, termite treatment, new galvanized fencing at 11 sites, and refurbishing the interior at Pulitzer with a new sub-floor and coloring.

Questions arising re: this issue included:

- Q. What about the drainage problem at Belden?
- A. That will be taken care of.

- Q. Do you think that you could find money for the recreation room and library at Belden? Those need a lot of upgrades.
- A. Thanks, those will be considered.
- Q. I would like for there to be more computer training available at our housing sites. In particular, I would like for advanced computer training to be provided, and other training that would improve a resident's marketability in the job market.
- A. This goal is already front and center on the agenda for the Resident Services department. Are there any particular kinds of training you would like to see?

RAB member response: I would like to see training commensurate with the individual's ability – the full range of training from 6 to 9 month programs, including intro to computers, to programming. Basically, the A to Z of computers.

It was agreed that Bernie will bring information on the available Housing Commission- sponsored computer training, including information on the recent ROSS grants, to the next RAB meeting.

The next topic discussed was the option of **converting some specific units at Belden from mixed elderly and disabled to elderly only**. It was explained that Belden is a 242 unit complex dedicated to housing elderly residents as well as residents with a disability. The issue proposed was to assign some of the currently mixed sites to elderly only. Other sections of the complex would remain mixed. This issue was put on the table in response to requests from a number of residents living at Belden.

Questions arising re: this issue included:

- Q. Would this plan involve moving people?
- A. No. This change would only occur as residents moved out and were replaced with new residents.
- Q. Is there a percentage of housing units in San Diego that are provided for persons with disabilities?
- A. Yes, the Housing Commission provides programming for veterans, elderly, people with disabilities, and set-asides for people who have HIV. Some of these initiatives are for section 8 only.

Further discussion did not reveal a consensus on this issue, and so it was agreed a survey would be distributed to residents at Belden and that a follow-up resident meeting would be held.

Pat then asked for clarification on another topic, which had been presented on the list of RAB member suggestions compiled by Bernie. This suggestion was to have **RAB input into the Housing Commission staff evaluations**. Pat wanted clarification as to which staff and what type of input. Further discussion expressed the view that this could include any Commission staff who provide service, particularly those working with section 8 and public housing. One suggestion offered would be to provide residents with a survey/evaluation form that residents would fill out and submit reporting their satisfaction level with the service they received. Pat stated that she thought this was "an excellent idea" and requested that it be included in the comments.

Other comments included an expressed desire to have residents participate in any sensitivity training provided to Housing Commission staff and investigating the availability of stipends for RAB member participation. This latter topic was supported in principle, without identifying any specific source of funding for such stipends. The RAB were invited to continue to work with the Commission in investigating potential sources of funding, for example through non-profits.

CAPITAL FUND PROGRAM TABLES START HERE

Ann	Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary										
PHA N	ame:	Grant Type and Number			Federal FY of Grant:					
		Capital Fund Program Grant N	Vo:							
	IEGO HOUSING COMMISSION		Grant No: CA16R063-501-01		2001					
	ginal Annual Statement \square Reserve for Disasters/ Eme)						
	formance and Evaluation Report for Period Ending:	Final Performance a								
Line	Summary by Development Account	Total Estin	nated Cost	Total Ac	tual Cost					
No.										
4	T I OFFI I	Original	Revised	Obligated	Expended					
1	Total non-CFP Funds									
2	1406 Operations									
3	1408 Management Improvements									
4	1410 Administration									
5	1411 Audit									
6	1415 Liquidated Damages									
7	1430 Fees and Costs									
8	1440 Site Acquisition									
9	1450 Site Improvement									
10	1460 Dwelling Structures									
11	1465.1 Dwelling Equipment—Nonexpendable									
12	1470 Nondwelling Structures									
13	1475 Nondwelling Equipment									
14	1485 Demolition									
15	1490 Replacement Reserve									
16	1492 Moving to Work Demonstration									
17	1495.1 Relocation Costs									
18	1499 Development Activities	17,562.00								
19	1501 Collaterization or Debt Service									
20	1502 Contingency									

Ann	Annual Statement/Performance and Evaluation Report											
Cap	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary											
PHA N	Jame:	Grant Type and Number			Federal FY of Grant:							
		Capital Fund Program Grant No										
	IEGO HOUSING COMMISSION	Replacement Housing Factor G			2001							
	ginal Annual Statement \square Reserve for Disasters/ Eme	rgencies \square Revised Annual S	tatement (revision no:)									
Per	Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report											
Line	Summary by Development Account	Total Estima	ated Cost	Total Ac	ctual Cost							
No.												
		Original	Revised	Obligated	Expended							
21	Amount of Annual Grant: (sum of lines 2 – 20)	17,562.00										
22	Amount of line 21 Related to LBP Activities											
23	23 Amount of line 21 Related to Section 504 compliance											
24	Amount of line 21 Related to Security – Soft Costs											
25	Amount of Line 21 Related to Security – Hard Costs											
26	Amount of line 21 Related to Energy Conservation Measures			·								

PHA Name: SAN DIEGO HOUSING COMMISSION		Grant Type and Capital Fund Pro Replacement Hou	Number gram Grant No: using Factor Grant N	o: CA16R063-5	Federal FY of Grant: 2001			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16-072	a) New construction of five units at Boston to replace housing units at 44 th St, Project 013	1499		17,562.00				

Annual Statement/Performance and Evaluation Report										
Capital Fund Pro	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)									
Part III: Implementation Schedule										
PHA Name: Gr SAN DIEGO HOUSING COMMISSION C			nt Type and Numpital Fund Prographacement Housin		6R063-501-01	Federal FY of Grant: 2001				
Development Number Name/HA-Wide Activities		Fund Oblig arter Ending	Obligated All Funds Expended		Reasons for Revised Target Dates					
	Original	Revised	Actual	Original	Revised	Actual				
CA16-072	03/312003			09/30/2004						
<u> </u>	1			1						
						1				

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA N		Grant Type and Number	0 \	,	Federal FY of Grant:				
		Capital Fund Program Grant No:	CA16P063-501-01						
	DIEGO HOUSING COMMISSION	Replacement Housing Factor Gran			2001				
	ginal Annual Statement Reserve for Disasters/ Eme								
	formance and Evaluation Report for Period Ending:	Final Performance and		T - 4 - 1	A - 4 1 C 4				
Line No.	Summary by Development Account	Total Estimate	ea Cost	1 otal A	Actual Cost				
NO.		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds	0.00	Reviseu	Obligateu	Expended				
2	1406 Operations	236,842.00							
3	1408 Management Improvements Soft Costs,	482,963.00							
,	Management Improvements Hard Costs	402,703.00							
4	1410 Administration	241,481.00							
5	1411 Audit	0.00							
6	1415 Liquidated Damages	0.00							
7	1430 Fees and Costs	120,505.00							
8	1440 Site Acquisition	0.00			İ				
9	1450 Site Improvement	225,590.00							
10	1460 Dwelling Structures	882,337.00							
11	1465.1 Dwelling Equipment—Nonexpendable	60,800.00							
12	1470 Non-Dwelling Structures	.00							
13	1475 Non-Dwelling Equipment	60,000.00							
14	1485 Demolition	0.00							
15	1490 Replacement Reserve	0.00							
16	1492 Moving to Work Demonstration	0.00							
17	1495.1 Relocation Costs	104,300.00							
18	1499 Development Activities	0.00							
19	1502 Contingency	0.00							
	Amount of Annual Grant: (sum of lines)	2,414,818.00							
	Amount of line XX Related to LBP Activities								
	Amount of line XX Related to Section 504 compliance								
	Amount of line XX Related to Security –Soft Costs								
	Amount of Line XX related to Security Hard Costs	52,000.00	•						
1	Amount of line XX Related to Energy Conservation	00.000.00							
	Measures	90,800.00							

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA Name: Grant Type and Number Federal									
	IEGO HOUSING COMMISSION	Capital Fund Program Grant Replacement Housing Factor	Grant No:		2001				
⊠Ori	ginal Annual Statement Reserve for Disasters/ Eme	rgencies Revised Annual	Statement (revision no:)						
□Per	formance and Evaluation Report for Period Ending:	☐Final Performance	and Evaluation Report						
Line	Summary by Development Account	Total Esti	mated Cost	Total Ac	tual Cost				
No.									
	Collateralization Expenses or Debt Service								

PHA Name:		Grant Type and Nu	mber		Federal FY of Grant:		
		Capital Fund Progra Replacement Housin	m Grant No: : C ng Factor Grant N	A16P063-501-01 Jo:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
CA16-013	a) Install new roofs	1460		6,000.00			
	b) Replace refrigerators	1465		60,800.00			
	c) Replace concrete parking lot and flatwork	1450		33,800.00			
	d) Replace concrete balcony deck	1450		6,6000.00			
	e) Repair/replace exterior trim and paint	1460		20,000.00			
	f) Replace wood fencing	1450		21,090.00			
	g) Install dumpster enclosure	1450		20,000.00			
	h) Replace stucco/soffit	1460		15,000.00			
	I) Install steel bollards in parking lot	1450		2,200.00			
	j) Termite extermination and wood	1150		7 000 00			
	replacement	1460		5,000.00			
	k) Relocation	1495		2,400.00			
G 1 10 01 1	Sub-total	1170		193,700.00			
CA16-014	a) Landscape upgrades	1450		33,540.00			
	Sub-total			33,540.00			
CA16-015	a) Replace rear parking lot	1450		12,000.00			
	b) Termite extermination and wood replacement	1460		5,500.00			
	c) Relocation	1495		8,400.00			
	d) Kitchen upgrade	1460		30,000.00			
	e) Bathroom upgrade	1460		9,000.00			
	Sub-total			64,900.00			
CA16-017	a) Replace roof	1460		12,000.00			
	b) Replace rain gutters	1460		1,200.00			
	c) Repair/replace exterior trim and paint	1460		2,400.00			
	d) Replace concrete flatwork	1450		2,400.00			
	e) Repair chain link fence	1450		10,000.00			

PHA Name:		Grant Type and Nu	mber	Federal FY of Grant:		
		Capital Fund Progra	m Grant No:: C			
		Replacement Housin				
Development General Description of Major Work		Dev. Quantity Total Estimated Cos		Total Estimated Cost	Total Actual Cost	Status of
Number Name/HA-Wide	Categories	Acct No.				Work
Activities		NO.				
Activities	Sub-total			28,000.00		
CA16-018	a) Replace meter room doors	1460		5,000.00		
<u> </u>	b) Replace carpet	1460		24,000.00		
	Sub-total	1400		29,000.00	<u> </u>	
CA16-023	a) Install wrought iron fence	1450		28,000.00		
C1110 023	Sub-total	1130		28,000.00		
CA16-032	a) Kitchen upgrade	1460		100,000.00		
	b) Bathroom upgrade	1460		36,000.00		
	c) Relocation	1495		28,000.00		
	Sub-total	1173		164,000.00		l
CA16-035	a) Landscape upgrades	1450		16,460.00		
	Sub-total			16,460.00		
CA16-039	a) Kitchen upgrade	1460		126,259.00		
	Sub-total			126,259.00		
CA16-044	a) Repair/replace exterior trim and paint	1460		33,300.00		
	Sub-total Sub-total			33,300.00		
CA16-047	a) Replace water shut-off valves	1450		4,500.00		
	b) Concrete flatwork	1450		16,000.00		
	Sub-total			20,500.00		
CA16-055	a) Kitchen upgrade	1460		282,478.00		
	b) Bathroom upgrade	1460		75,000.00		
	c) Relocation	1495		51,500.00		
	d) Repair/replace exterior trim and paint	1460		2,500.00		
	e) Build dumpster enclosure	1450		5,000.00		
	f) Termite extermination and wood					
	replacement	1460		4,000.00		
	Sub-total			420,478.00		
CA16-058	a) Replace wood fence	1450		14,000.00		
	b) Repair/replace exterior trim and paint	1460		3,200.00		
	Sub-total			17,200.00		
CA16-059	a) Resurface patio decks	1460		2,000.00		
	b) Kitchen upgrade	1460		50,000.00		

PHA Name:		Grant Type and Nu	ımber	Federal FY of Grant:			
		Capital Fund Progra	nm Grant No: : C	A16P063-501-01			
		Replacement Housi	ng Factor Grant N	0:			
Development	Development General Description of Major Work		Quantity	Total Estimated Cost	Total Ac	tual Cost	Status of
Number	Categories	Acct					Work
Name/HA-Wide		No.					
Activities							
	c) Bathroom upgrade	1460		30,000.00			
	d) Repair/replace exterior trim and paint	1460		2,500.00			
	e) Relocation	1495		14,000.00			
	Sub-total			98,500.00			
PHA Wide Mgmt	a) Computer instruction	1408		50,000.00			
Improvements							
	b) Resident development	1408		89,671.00			
	c) Senior Resident Initiatives	1408		129,516.00			
	Coordinator						
	d) Supv Resident Initiatives Coordinator	1408		145,276.00			
	e) Transportation	1408		5,000.00			
	f) Youth Diversionary Programs	1408		63,500.00			
	Sub-total			482,963.00			
PHA Wide Admin	Administration	1410		236,842.00			
	Sub-total			236,842.00			
PHA Wide Fees &							
Costs	a) A & E (in-house inspections)	1430		90,505.00			
	b) Energy Audits	1430		30,000.00			
	Sub-total			120,505.00			
PHA Wide Non-	Maintenance vehicles, tools,	1475		60,000.00			
Dwelling	equipment and communication						
Equipment	equipment						
	Sub-total			60,000.00			
PHA Wide	Operations	1406		236,842.00			
Operations							
	Sub-total			236,842.00			

PHA Name:		Capita	Type and Nur al Fund Progra cement Housin	mber m No: ng Factor No:		Federal FY of Grant:	
Development Number	All	Fund Obligate			Funds Expended	i	Reasons for Revised Target Dates
Name/HA-Wide		rter Ending Da			arter Ending Date		
Activities	, ,	C		, ,			
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2003			09/30/2004			
CA16-014	03/31/2003			09/30/2004			
CA16-015	03/31/2003			09/30/2004			
CA16-017	03/31/2003			09/30/2004			
CA16-018	03/31/2003			09/30/2004			
CA16-023	03/31/2003			09/30/2004			
CA16-032	03/31/2003			09/30/2004			
CA16-035	03/31/2003			09/30/2004			
CA16-039	03/31/2003			09/30/2004			
CA16-044	03/31/2003			09/30/2004			
CA16-047	03/31/2003			09/30/2004			
CA16-055	03/31/2003			09/30/2004			
CA16-058	03/31/2003			09/30/2004			
CA16-059	03/31/2003			09/30/2004			
PHA Wide Mgmt	03/31/2003			09/30/2004			
Improve							
PHA Wide Admin	03/31/2003		_	09/30/2004			
PHA Wide Fees & Costs	03/31/2003			09/30/2004			
PHA Wide Non- Dwelling Equip	03/31/2003			09/30/2004			
PHA Wide Operations	03/31/2003			09/30/2004			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report									
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA N	lame:	Grant Type and Number	_		Federal FY of Grant:				
GAND	THE CANADA CONTRACTOR	Capital Fund Program Grant N			2000				
	IEGO HOUSING COMMISSION	Replacement Housing Factor C		-00	2000				
∏Ori	ginal Annual Statement Reserve for Disasters/ Eme	rgencies Revised Annual S	Statement (revision no:						
	formance and Evaluation Report for Period Ending: 1		_		4 -1 0 -4				
Line No.	Summary by Development Account	Total Estin	iated Cost	10tal Ac	etual Cost				
110.		Original	Revised	Obligated	Expended				
1	Total non-CFP Funds				•				
2	1406 Operations								
3	1408 Management Improvements								
4	1410 Administration								
5	1411 Audit								
6	1415 Liquidated Damages								
7	1430 Fees and Costs								
8	1440 Site Acquisition								
9	1450 Site Improvement								
10	1460 Dwelling Structures								
11	1465.1 Dwelling Equipment—Nonexpendable								
12	1470 Nondwelling Structures								
13	1475 Nondwelling Equipment								
14	1485 Demolition								
15	1490 Replacement Reserve								
16	1492 Moving to Work Demonstration								
17	1495.1 Relocation Costs								
18	1499 Development Activities	17,219.00							
19	1501 Collaterization or Debt Service								
20	1502 Contingency								
21	Amount of Annual Grant: (sum of lines $2-20$)	17,219.00							
22	Amount of line 21 Related to LBP Activities								
23	Amount of line 21 Related to Section 504 compliance								
24	Amount of line 21 Related to Security – Soft Costs								
25	Amount of Line 21 Related to Security – Hard Costs								
26	Amount of line 21 Related to Energy Conservation Measures								

PHA Name:	USING COMMISSION	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CCFA16R063-501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16-072	a) New construction of five units at Boston to replace housing units at 44 th St, Project 013	1499.00		17,219.00				

PHA Name:		Capit	Type and Nur al Fund Progra acement Housin	mber nm No: ng Factor No:		Federal FY of Grant:	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)				ll Funds Expended warter Ending Date		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA16-072	03/31/2002			09/30/2003			
			1	1			

CAPITAL FUND PROGRAM TABLES START HERE

Ann	ual Statement/Performance and Evalua	ation Report			
Capi	ital Fund Program and Capital Fund P	rogram Replacemen	nt Housing Factor (CFP/CFPRHF) Pa	rt I: Summary
PHA N	lame:	Grant Type and Number		· · · · · · · · · · · · · · · · · · ·	Federal FY of Grant:
		Capital Fund Program Grant N			
	IEGO HOUSING COMMISSION	Replacement Housing Factor C			2001
	ginal Annual Statement Reserve for Disasters/ Emer				
	formance and Evaluation Report for Period Ending:	Final Performance an			
Line	Summary by Development Account	Total Estim	nated Cost	Total A	ctual Cost
No.				~~~	T
4	The state of the s	Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities	17,562.00			
19	1501 Collaterization or Debt Service				
20	1502 Contingency				

Annual Statement/Performance and Evaluation Report										
Capi	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary									
PHA N	ame:	Grant Type and Number		Federal FY of Grant:						
	IEGO HOUSING COMMISSION	Capital Fund Program Grant No Replacement Housing Factor Gr		2001						
	ginal Annual Statement \square Reserve for Disasters/ Emer									
Per	formance and Evaluation Report for Period Ending:	Final Performance an	d Evaluation Report							
Line	Summary by Development Account	Total Estima	ated Cost	Total Ac	tual Cost					
No.										
		Original	Revised	Obligated	Expended					
21	Amount of Annual Grant: (sum of lines 2–20)	17,562.00								
22	Amount of line 21 Related to LBP Activities									
23	Amount of line 21 Related to Section 504 compliance									
24	Amount of line 21 Related to Security – Soft Costs									
25	Amount of Line 21 Related to Security- Hard Costs									
26	Amount of line 21 Related to Energy Conservation Measures									

PHA Name: SAN DIEGO HOUSING COMMISSION		Grant Type and N Capital Fund Prog	Number	Federal FY of Grant:				
SAN DIEGO HO	USING COMMISSION	Replacement Hou	sing Factor Grant N	To: CA16R063-50	01-01	2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16-072	a) New construction of five units at Boston to replace housing units at 44 th St, Project 013	1499		17,562.00				

Annual Statemen	t/Performa	ance and	Evaluatio	n Report					
				-	ement Hous	sing Facto	r (CFP/CFPRHF)		
Part III: Implementation Schedule									
PHA Name: SAN DIEGO HOUSING	SAN DIEGO HOUSING COMMISSION Capital Fund Program No: Replacement Housing Factor No: CA16R063-501-01			Federal FY of Grant: 2001					
Development Number Name/HA-Wide Activities		Fund Obligat arter Ending D	ed	All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates		
	Original	Revised	Actual	Original	Revised	Actual			
CA16-072	03/312003			09/30/2004					

CAPITAL FUND PROGRAM TABLES START HERE

Ann	ual Statement/Performance and Evalua	ation Report			
Cap	ital Fund Program and Capital Fund P	rogram Replacement	Housing Factor	(CFP/CFPRHF) P	art 1: Summary
PHA N		Grant Type and Number	8	/	Federal FY of Grant:
		Capital Fund Program Grant No:	CA16P063-501-01		
	HEGO HOUSING COMMISSION	Replacement Housing Factor Gra		2001	
	ginal Annual Statement Reserve for Disasters/ Emer)	
	formance and Evaluation Report for Period Ending:	Final Performance and			
Line No.	Summary by Development Account	Total Estimated Cost		Total A	Actual Cost
110.		Original	Revised	Obligated	Expended
1	Total non-CFP Funds	0.00			•
2	1406 Operations	236,842.00			
3	1408 Management Improvements Soft Costs,	482,963.00			
	Management Improvements Hard Costs				
4	1410 Administration	241,481.00			
5	1411 Audit	0.00			
6	1415 Liquidated Damages	0.00			
7	1430 Fees and Costs	120,505.00			
8	1440 Site Acquisition	0.00			
9	1450 Site Improvement	225,590.00			
10	1460 Dwelling Structures	882,337.00			
11	1465.1 Dwelling Equipment—Nonexpendable	60,800.00			
12	1470 Non-Dwelling Structures	.00			
13	1475 Non-Dwelling Equipment	60,000.00			
14	1485 Demolition	0.00			
15	1490 Replacement Reserve	0.00			
16	1492 Moving to Work Demonstration	0.00			
17	1495.1 Relocation Costs	104,300.00			
18	1499 Development Activities	0.00			
19	1502 Contingency	0.00			
	Amount of Annual Grant: (sum of lines)	2,414,818.00			
	Amount of line XX Related to LBP Activities				
	Amount of line XX Related to Section 504 compliance				
	Amount of line XX Related to Security-Soft Costs				
	Amount of Line XX related to Security- Hard Costs	52,000.00	<u> </u>		
	Amount of line XX Related to Energy Conservation				
	Measures	90,800.00			

Ann	Annual Statement/Performance and Evaluation Report									
Cap	Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part 1: Summary									
PHA N	Jame:	Grant Type and Number			Federal FY of Grant:					
		Capital Fund Program Grant								
	IEGO HOUSING COMMISSION	Replacement Housing Factor			2001					
⊠Ori	ginal Annual Statement Reserve for Disasters/ Eme	rgencies Revised Annual	Statement (revision no:)							
□Per	formance and Evaluation Report for Period Ending:	Final Performance	and Evaluation Report							
Line	Summary by Development Account	Total Esti	mated Cost	Total Ac	tual Cost					
No.										
	Collateralization Expenses or Debt Service									
					_					
				•						

Part II: Supporting Pages

PHA Name:	porting ruges	Grant Type and Nu	mber		Federal FY of Grant:		
		Capital Fund Progra	m Grant No:: C	A16P063-501-01			
		Replacement Housin					
Development	General Description of Major Work	Dev.	Quantity	Total Estimated Cost	Total Actual Cost	Status of	
Number	Categories	Acct				Work	
Name/HA-Wide Activities		No.					
CA16-013	a) Install new roofs	1460		6,000.00			
CA10-013	b) Replace refrigerators	1465		60,800.00			
	c) Replace concrete parking lot and	1403		00,800.00			
	flatwork	1450		33,800.00			
	d) Replace concrete balcony deck	1450		6,6000.00			
	e) Repair/replace exterior trim and paint	1460		20,000.00			
	f) Replace wood fencing	1450		21,090.00			
	g) Install dumpster enclosure	1450		20,000.00			
	h) Replace stucco/soffit	1460		15,000.00			
	I) Install steel bollards in parking lot	1450		2,200.00			
	j) Termite extermination and wood						
	replacement	1460		5,000.00			
	k) Relocation	1495		2,400.00			
	Sub-total			193,700.00			
CA16-014	a) Landscape upgrades	1450		33,540.00			
	Sub-total			33,540.00			
CA16-015	a) Replace rear parking lot	1450		12,000.00			
	b) Termite extermination and wood	1460					
	replacement			5,500.00			
	c) Relocation	1495		8,400.00			
	d) Kitchen upgrade	1460		30,000.00			
	e) Bathroom upgrade	1460		9,000.00			
	Sub-total			64,900.00			
CA16-017	a) Replace roof	1460		12,000.00			
	b) Replace rain gutters	1460		1,200.00			
	c) Repair/replace exterior trim and paint	1460		2,400.00			
	d) Replace concrete flatwork	1450		2,400.00			
	e) Repair chain link fence	1450		10,000.00			

PHA Name:	PHA Name:		ımber		Federal FY of Grant:		
		Capital Fund Progra	m Grant No:: C	CA16P063-501-01			
		Replacement Housing	ng Factor Grant N	lo:			
Development	General Description of Major Work	Dev.	Quantity	Total Estimated Cost	Total Actual Cost	Status of	
Number	Categories	Acct				Work	
Name/HA-Wide		No.					
Activities				• • • • • • • • • • • • • • • • • • • •			
G 1 1 6 0 1 0	Sub-total	1460		28,000.00			
CA16-018	a) Replace meter room doors	1460		5,000.00			
	b) Replace carpet	1460		24,000.00			
	Sub-total			29,000.00			
CA16-023	a) Install wrought iron fence	1450		28,000.00			
	Sub-total			28,000.00			
CA16-032	a) Kitchen upgrade	1460		100,000.00			
	b) Bathroom upgrade	1460		36,000.00			
	c) Relocation	1495		28,000.00			
	Sub-total			164,000.00			
CA16-035	a) Landscape upgrades	1450		16,460.00			
	Sub-total			16,460.00			
CA16-039	a) Kitchen upgrade	1460		126,259.00			
	Sub-total			126,259.00			
CA16-044	a) Repair/replace exterior trim and paint	1460		33,300.00			
	Sub-total			33,300.00			
CA16-047	a) Replace water shut-off valves	1450		4,500.00			
	b) Concrete flatwork	1450		16,000.00			
	Sub-total			20,500.00			
CA16-055	a) Kitchen upgrade	1460		282,478.00			
	b) Bathroom upgrade	1460		75,000.00			
	c) Relocation	1495		51,500.00			
	d) Repair/replace exterior trim and paint	1460		2,500.00			
	e) Build dumpster enclosure	1450		5,000.00			
	f) Termite extermination and wood			Í			
	replacement	1460		4,000.00			
	Sub-total			420,478.00			
CA16-058	a) Replace wood fence	1450		14,000.00			
	b) Repair/replace exterior trim and paint	1460		3,200.00			
	Sub-total			17,200.00			
CA16-059	a) Resurface patio decks	1460		2,000.00			
	b) Kitchen upgrade	1460		50,000.00			

PHA Name:		Grant Type and Nu Capital Fund Progra Replacement Housin	m Grant No:: C	Federal FY of Grant:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work
	c) Bathroom upgrade	1460		30,000.00			
	d) Repair/replace exterior trim and paint	1460		2,500.00			
	e) Relocation	1495		14,000.00			
	Sub-total Sub-total			98,500.00			
PHA Wide Mgmt	a) Computer instruction	1408		50,000.00			
Improvements							
	b) Resident development	1408		89,671.00			
	c) Senior Resident Initiatives Coordinator	1408		129,516.00			
	d) Supv Resident Initiatives Coordinator	1408		145,276.00			
	e) Transportation	1408		5,000.00			
	f) Youth Diversionary Programs	1408		63,500.00			
	Sub-total			482,963.00			
PHA Wide Admin	Administration	1410		236,842.00			
	Sub-total			236,842.00			
PHA Wide Fees &							
Costs	a) A & E (in-house inspections)	1430		90,505.00			
	b) Energy Audits	1430		30,000.00			
	Sub-total Sub-total			120,505.00			
PHA Wide Non- Dwelling Equipment	Maintenance vehicles, tools, equipment and communication equipment	1475		60,000.00			
	Sub-total			60,000.00			
PHA Wide Operations	Operations	1406		236,842.00			
	Sub-total			236,842.00			

PHA Name:	Capital Fund Program No: Replacement Housing Factor No:					Federal FY of Grant:	
Development Number Name/HA-Wide Activities		Fund Obligate erter Ending D			l Funds Expended parter Ending Date		Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
CA16-013	03/31/2003			09/30/2004			
CA16-014	03/31/2003			09/30/2004			
CA16-015	03/31/2003			09/30/2004			
CA16-017	03/31/2003			09/30/2004			
CA16-018	03/31/2003			09/30/2004			
CA16-023	03/31/2003			09/30/2004			
CA16-032	03/31/2003			09/30/2004			
CA16-035	03/31/2003			09/30/2004			
CA16-039	03/31/2003			09/30/2004			
CA16-044	03/31/2003			09/30/2004			
CA16-047	03/31/2003			09/30/2004			
CA16-055	03/31/2003			09/30/2004			
CA16-058	03/31/2003			09/30/2004			
CA16-059	03/31/2003			09/30/2004			
PHA Wide Mgmt	03/31/2003			09/30/2004			
Improve							
PHA Wide Admin	03/31/2003			09/30/2004			
PHA Wide Fees & Costs	03/31/2003			09/30/2004			
PHA Wide Non- Dwelling Equip	03/31/2003			09/30/2004			
PHA Wide Operations	03/31/2003			09/30/2004			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and EvaluationReport							
Cap	ital Fund Program and Capital Fund I	Program Replaceme	nt Housing Factor	(CFP/CFPRHF) Pa	rt I: Summary		
PHA Name:		Grant Type and Number	Federal FY of Grant:				
		Capital Fund Program Grant I					
SAN DIEGO HOUSING COMMISSION		Replacement Housing Factor	2000				
Ori	iginal Annual Statement Reserve for Disasters/ Eme	rgencies Revised Annual	Statement (revision no:)			
	formance and Evaluation Report for Period Ending: 1						
Line	Summary by Development Account	Total Estin	mated Cost	Total A	Total Actual Cost		
No.		Original	Revised	Obligated	Expended		
1	Total non-CFP Funds	Original	Keviseu	Obligated	Expended		
2	1406 Operations						
3	1408 Management Improvements						
4	1410 Administration						
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement						
10	1460 Dwelling Structures						
11	1465.1 Dwelling Equipment—Nonexpendable						
12	1470 Nondwelling Structures						
13	1475 Nondwelling Equipment						
14	1485 Demolition						
15	1490 Replacement Reserve						
16	1492 Moving to Work Demonstration						
17	1495.1 Relocation Costs						
18	1499 Development Activities	17,219.00					
19	1501 Collaterization or Debt Service						
20	1502 Contingency						
21	Amount of Annual Grant: (sum of lines 2–20)	17,219.00					
22	Amount of line 21 Related to LBP Activities						
23	Amount of line 21 Related to Section 504 compliance						
24	Amount of line 21 Related to Security – Soft Costs						
25	Amount of Line 21 Related to Security – Hard Costs						
26	Amount of line 21 Related to Energy Conservation Measures						

PHA Name: SAN DIEGO HOU	USING COMMISSION	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: CCFA16R063-501-00				Federal FY of Grant: 2000		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
CA16-072	a) New construction of five units at Boston to replace housing units at 44 th St, Project 013	1499.00		17,219.00			-	
								<u> </u>

Annual Statement/Performance and Evaluation Report								
Capital Fund Pro	_	-	und Prog	gram Replac	ement Hous	ing Facto	or (CFP/CFPRHF)	
Part III: Implem	entation S							
PHA Name: Grant Type and Number Capital Fund Program No: Replacement Housing Factor No:						Federal FY of Grant:		
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates	
	Original	Revised	Actual	Original	Revised	Actual		
CA16-072	03/31/2002			09/30/2003				